

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 9, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie,  
Harcourt, Kennedy, Marzari,  
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. LITTLE.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the English Class for Women at General Gordon School, Vancouver, under the direction of their instructor, Mrs Inman.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich

SECONDED by Ald. Bird

THAT the Minutes of the Special Council Meetings (Public Hearings) of February 19 and February 26, 1976 be adopted:

FURTHER THAT the Minutes of the Regular Council Meeting of February 24, 1976, (with the exception of the 'In Camera' portion) be adopted after amending the record of voting re the Five-Year Plebiscite motion on Page 14, to show Aldermen Bowers, Cowie and Volrich opposed to the motion.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT the Regular Council recess to re-convene following the Special Council (Court of Revision).

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Bowers

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Extension of Time to Complete  
Development - MAQ Holdings Ltd.,  
879 East Hastings Street.

Council, on February 10, 1976, when considering a Manager's report (Property Matters) concerning the development at 879 East Hastings Street, passed the following motion:

"THAT the City proceed in accordance with its resolution of December 16, 1975."

Subsequently, Council on February 24, 1976, agreed to hear a delegation from the legal counsel for MAQ Holdings Ltd., developers of the property.

Pursuant thereto, Mr. Stephen E. Dadson of Swinton & Company, Barristers and Solicitors, addressed the Council and referred to a brief which had been previously circulated to the Council members giving details of the proposed development and the circumstances of the delay in proceeding.

MOVED by Ald. Bowers

THAT the Supervisor of Property and Insurance be instructed to re-negotiate the sale of the property in question to MAQ Holdings Ltd., based on the current market value, with an option to purchase expiring at the end of 1976.

- CARRIED

(Ald. Bird, Harcourt and Kennedy opposed)

2. Civic Grant Appeals

The Council agreed to defer consideration of Civic Grant Appeals, pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

1. Proposed Townhouse Development  
2893 West 41st Avenue.

Under date of February 24, 1976, Kerrisdale Concerned Citizens' Committee submitted a letter regarding the proposed townhouse development at 2893 West 41st Avenue. The organization is opposed to the present design of the development and is requesting to appear as a delegation at the next Council Meeting.

MOVED by Ald. Sweeney

THAT the delegation request of the Kerrisdale Concerned Citizens' Committee be granted, and the developer also be invited to address Council on the matter;

FURTHER THAT, in the meantime, the Director of Legal Services discuss the City's legal position with both delegations.

- CARRIED

(Alderman Bowers opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Designation of Heritage Buildings  
- Marine Building.

Council considered the following letter, dated February 17, 1976 from Russell & Dumoulin, Barristers and Solicitors;

"We acknowledge receipt of your letter of February 5th and subsequent telephone call from your Mr. H. Dickson to Mr. B. W. F. Fodchuk.

This will confirm that the Council meeting of the 24th of February next is limited to representatives from the Metropolitan Council of the United Church of Canada and the Vancouver Heritage Advisory Committee appearing on the matter of "Economic Alternatives of Preserving Heritage Buildings".

Ostensibly the representations will be limited to comments relating to buildings of or having religious connotations so far as economic alternatives are concerned. As we indicated to you, our client, British Pacific Building Limited, being the owner of a revenue producing property, is still anxious to be heard and we assume will be given that right at some future Council meeting before any irrevocable steps are taken by Council amending the Heritage By-law.

Consequently, on the assumption that representations at the Council meeting on the 24th of February are limited to submissions from church oriented or religious institutions, we are not insisting on behalf of our client to be heard at that time. We reserve the right, however, to be notified of any subsequent Council meetings in connection with the Heritage By-law with which our client, as an interested party, would be concerned. "

MOVED by Ald. Bird

THAT the foregoing letter be received and the Company be notified that the proposed By-law is being considered by Council later this day.

- (amended)

MOVED by Ald. Kennedy (in amendment)

THAT the following words be added to the motion by Alderman Bird - 'and therefore the delegation be heard this day, if it so desires'.

- CARRIED

(Ald. Bowers, Cowie and the Mayor opposed)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED.

"THAT the foregoing letter be received and the Company be notified that the proposed By-law is being considered by Council later this day, and therefore the delegation be heard this day, if it so desires."

(Ald. Bowers and Cowie opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

3. De-designation of the  
Immigration Building.

The Vancouver Heritage Advisory Committee submitted the following letter, dated March 9, 1976, for Council's consideration:

"The Heritage Advisory Committee, at its meeting on Monday, 8th March 1976, resolved that it communicate to Council its feelings on the de-designation of the Immigration Building as proposed in Part 2 of the By-law before Council today.

The Heritage Advisory Committee is opposed to such de-designation, particularly when no new development plans for the site have been submitted by the owner.

The Heritage Advisory Committee feels the Immigration Building is of historical significance to the citizens of Vancouver and should be preserved as a heritage structure.

The Heritage Advisory Committee respectfully suggests that Council ask the Heritage Advisory Committee to comment on any future de-designations of heritage buildings in the City."

MOVED by Ald. Volrich

THAT the letter from the Vancouver Heritage Advisory Committee, with respect to the de-designation of the Immigration Building, be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
MARCH 5, 1976

Works & Utility Matters  
(March 5, 1976)

Consultant for Laurel Street  
Bridge (Clause 1)

MOVED by Ald. Cowie

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(March 5, 1976)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Kitsilano N.I.P. Appropriation - Tree Planting in the Apartment Area
- Cl. 2: Demolition Permits

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(March 5, 1976) (Cont'd)

Kitsilano N.I.P. Appropriation:  
Tree Planting - Apartment Area.  
(Clause 1)

MOVED by Ald. Volrich  
THAT the recommendation of the City Manager, as contained in  
this Clause, be approved.  
- CARRIED UNANIMOUSLY

Demolition Permits  
(Clause 2)

MOVED by Ald. Bowers  
THAT the demolition permits presently being withheld, be  
processed by the Director of Permits and Licenses in accordance  
with the by-law in effect at the time of application.  
- (deferred)

MOVED by Ald. Volrich  
THAT this whole matter be deferred pending a report being  
submitted by the City Manager with respect to the description and  
condition of the properties affected.  
- CARRIED  
(Ald. Bird, Bowers and Kennedy opposed)

Fire and Traffic Matters  
(March 5, 1976)

Vancouver St. Patrick's Day Parade  
Grant Request  
(Clause 1)

MOVED by Ald. Bird  
THAT a grant of \$500 be approved with respect to the St. Patrick's  
Day Parade, to assist with expenses incurred by City forces.  
- (carried)

MOVED by Ald. Bowers (in amendment)  
THAT the figure of '\$500' in Alderman Bird's motion be struck  
and '\$1,000' be inserted in lieu thereof.  
- LOST

Ald.Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin,  
Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bird was  
put and CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters  
(March 5, 1976)

The Council considered this report which contains twelve  
Clauses identified as follows:

- Cl. 1: West End Community Centre - Restaurant  
and Ice Rink Facilities
- Cl. 2: \$20,000,000 Debenture Issue Authorized  
by By-law No. 4920
- Cl. 3: Investment Matters (Various Funds) December 1975
- Cl. 4: Office Machines for Engineering Branch Office
- Cl. 5: Templeton Park Pool - Staffing
- Cl. 6: Liaison Officer - Fraserview Branch Library
- Cl. 7: Vancouver Park Board Legal Bill
- Cl. 8: Student Summer Employment - PSEMP '76
- Cl. 9: City of Vancouver Automobile Fleet Insurance
- Cl. 10: Recreation Co-ordinator to Work with Vancouver  
& District Public Housing Tenants Association
- Cl. 11: Grants in Lieu of Vancouver City, B.C. Assessment  
Authority, School District, Hospital District,  
Municipal Finance Authority and Greater Vancouver  
Regional District Tax Levies
- Cl. 12: Auto Allowance for City Employees

The Council took action as follows:

Clauses 1 - 4, 6, & 12.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained  
in Clauses 1, 2, 3, 4, 6, and 12, of this report, be approved.

- CARRIED UNANIMOUSLY

(The Mayor was excused from voting on Clause 2,  
being one of the affected principals)

(Ald. Boyce was opposed to Clause 12)

Templeton Park Pool - Staffing  
(Clause 5)

MOVED by Ald. Boyce

THAT the recommendations of the City Manager, as contained in  
this clause, be approved, but the matter of School Board rental be  
the subject of a report from the Park Board, particularly after  
review of the financial arrangements respecting the Lord Byng Pool.

- CARRIED UNANIMOUSLY

Vancouver Park Board Legal Bill  
(Clause 7)

MOVED by Ald. Volrich

THAT no action be taken on this Clause.

- LOST

(Ald. Bird, Boyce, Cowie, Harcourt, Marzari, Sweeney and  
the Mayor opposed)

MOVED by Ald. Boyce

THAT the recommendation of the City Manager, as contained in  
this Clause, be approved.

- CARRIED

(Ald. Kennedy, Rankin and Volrich opposed)

Regular Council, March 9, 1976. . . . . 7

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters  
(March 5, 1976) (Cont'd)

Student Summer Employment -  
PSEMP - '76.  
(Clause 8)

MOVED by Ald. Bowers

THAT the City participate in PSEMP '76, at a maximum City cost of \$52,000, and the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

City of Vancouver Automobile  
Fleet Insurance.  
(Clause 9)

MOVED by Ald. Volrich

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Recreation Co-ordinator - Vancouver  
& District Public Housing Tenants'  
Association (Clause 10)

MOVED by Ald. Sweeney

THAT the recommendations of the Superintendent of Parks and Recreation be approved, subject to Senior Government funding being received by the Vancouver and District Public Housing Tenants' Association, and also subject to the Association assuming the costs of the position of Recreation Co-ordinator:

FURTHER THAT the amount involved be pro-rated as of the date of commencement.

- CARRIED

(Ald. Bowers, Kennedy and Volrich opposed)

Grants in lieu of Various  
Tax Levies. (Clause 11)

MOVED by Ald. Bird

THAT the request for grants in lieu of taxes to six religious organizations and six charitable organizations, as detailed in this Clause, be approved:

FURTHER THAT the City Manager report back to Council on why the Broadway Pentecostal Benevolent Association and the Kiwanis Senior Citizens Housing Project on Marine Drive, have not received Provincial Government funding.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters  
(March 5, 1976)

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: Property Endowment Fund - Transfer of Property
- Cl. 2: Extension of Sale Date - 2 acre Senior Citizen  
Site Langara, Southvan Foundation
- Cl. 3: Establishment for Highway Purposes (N/S 3rd Avenue  
between Yew and Arbutus Streets)
- Cl. 4: Sale of Property (N/S Venables between Woodland  
and McLean Streets)
- Cl. 5: N/W Corner of Prior Street and Jackson Avenue

The Council took action as follows:

Property Endowment Fund -  
Transfer of Property  
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause be deferred pending a progress report from  
the Property Endowment Fund Board.

- CARRIED UNANIMOUSLY

Clauses 2,3 & 4.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in  
Clauses 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

N/W Corner of Prior Street  
and Jackson Avenue.  
(Clause 5)

MOVED by Ald. Marzari

THAT the request of Pastor Annie Girard, to appear as a  
delegation with respect to this Clause, be granted, and therefore  
consideration of the Clause be deferred.

- CARRIED UNANIMOUSLY



Regular Council, March 9, 1976 . . . . . 9

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee  
on Finance & Administration,  
February 19, 1976

The Council considered this report which contains three  
Clauses identified as follows:

- Cl. 1: City Stage Request for Cultural Grant
- Cl. 2: Discussion of Miscellaneous Points of the  
City's Assessment and Property Taxation Brief  
to the Provincial Commission
- Cl. 3: Revision of Tax Bill

The Council took action as follows:

City Stage Request for Cultural  
Grant (Clause 1)

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Clauses 2 and 3

MOVED by Ald. Volrich,

THAT Clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Planning and Development,  
February 19, 1976

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: Location of Liquor Stores in the West End
- Cl. 2: Employment Growth and Location in the City of  
Vancouver in Relation to the Objectives of the  
Livable Region Program of the G.V.R.D.
- Cl. 3: Champlain Heights - Areas E and F (Status  
Report #2)
- Cl. 4: Champlain Heights Areas E and F - Housing Mix
- Cl. 5: Champlain Heights Areas E and F - Engineering  
Services

The Council took action as follows:

Clauses 1, 3, 4 and 5

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in Clauses  
1 and 4 be approved and Clauses 3 and 5 be received for information.

- CARRIED UNANIMOUSLY

Employment Growth and Location in the City  
of Vancouver in Relation to the Objectives  
of the Livable Region program of the GVRD  
(Clause 2)

MOVED by Ald. Bowers,

THAT recommendations A and B of the Committee be approved;

FURTHER THAT the Director of Planning be instructed to present  
the proposed amendments directly to a Public Hearing unless other-  
wise considered advisable;

AND FURTHER THAT recommendation C of the Committee be received  
for information.

- CARRIED UNANIMOUSLY

Regular Council, March 9, 1976 . . . . . 10

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The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting in Committee Room #3, reconvened in open session in the Council Chamber at approximately 4:55 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee  
on Housing and Environment,  
February 26, 1976

The Council considered this report which contains eight  
Clauses identified as follows:

- Cl. 1: Standards of Maintenance By-law
- Cl. 2: Restoration of Essential Services - Lodging  
House By-law
- Cl. 3: Vacant Premises in Downtown Core Area
- Cl. 4: Royal Rooms - 237 Main Street
- Cl. 5: Cobalt Hotel, 915-917 Main Street
- Cl. 6: Ad-Hoc Professional Committee re Downtown  
Street Tree Planting
- Cl. 7: Amendments to Sign By-law - Sign Schedules for  
recently Rezoned Comprehensive Development Districts
- Cl. 8: Removal of Billboards and Roof Signs

The Council took action as follows:

Clauses 1, 2, 5, 6, 7 and 8

MOVED by Ald. Harcourt,

THAT Clauses 1, 5, 6, 7 and 8 be received for information and  
the recommendation of the Committee contained in Clause 2 be  
approved.

- CARRIED UNANIMOUSLY

Vacant Premises in Downtown  
Core Area (Clause 3)

MOVED by Ald. Harcourt,

THAT recommendation A of the Committee contained in this Clause  
be approved;

FURTHER THAT consideration of 445 Gore Avenue and 30½ East  
Hastings Street be deferred to the next meeting of Council to  
permit delegations on these two premises.

- LOST

(Aldermen Bowers, Cowie, Kennedy, Sweeney, Volrich and  
the Mayor opposed)

MOVED by Ald. Harcourt,

THAT recommendation B of the Committee contained in this Clause  
be approved and the resolution of the Committee be received for  
information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT the communication from Fraser Hyndman dated March 5, 1976,  
Solicitors for the owners of 445 Gore Avenue, be received.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, March 9, 1976 . . . . . 11

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Housing and Environment,  
February 26, 1976 (cont'd)

Royal Rooms - 237 Main  
Street (Clause 4)

MOVED by Ald. Harcourt,  
THAT the recommendation of the Committee contained in this  
Clause be approved;

FURTHER THAT the Medical Health Officer be instructed  
to issue a 60-day interim operating permit to the operator  
of the Royal Rooms.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee  
on Community Services,  
February 26, 1976

The Council considered this report which contains eight  
Clauses identified as follows:

- Cl. 1: Hastings-Sunrise/Strathcona Community Recreation  
Youth Workers
- Cl. 2: Cedar Cottage - Kensington Youth Employment Program
- Cl. 3: Night Time Emergency Shelter for Persons with  
Emotional Problems
- Cl. 4: 616 Robson Street - License Application
- Cl. 5: Tax Buyers
- Cl. 6: Neighbourhood Pub Application - 3728 Clark Drive
- Cl. 7: Church of Scientology's Task Force on Alcoholism
- Cl. 8: Willingdon School as a Juvenile Detention Home

The Council took action as follows:

Clauses 1, 2, 3, 4, 7 and 8

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in Clauses  
1, 2 and 4 be approved and Clauses 3, 7 and 8 be received for  
information.

- CARRIED UNANIMOUSLY

Tax Buyers  
(Clause 5)

MOVED by Ald. Rankin,  
THAT the following resolution of the Committee contained in  
this Clause be approved:

"THAT the Director of Legal Services be requested to prepare  
a regulatory by-law which fixes the percentage of the  
income tax return that income tax buying companies should  
be permitted to charge their customers."

- CARRIED

(Aldermen Bowers, Sweeney and Volrich opposed)

MOVED by Ald. Sweeney,  
THAT

- (a) the Federal Government be requested to make income tax  
rebates non-transferrable;
- (b) the Provincial Government be requested to make renters  
grants non-transferrable.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee  
on Community Services,  
February 26, 1976 (cont'd)

Neighbourhood Pub Application -  
3728 Clark Drive (Clause 6)

MOVED by Ald. Rankin,

THAT the application be approved in principle, and a pub plebiscite be authorized; the form of such plebiscite to be left in the hands of the Chairman to arrange with the City Clerk.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee  
on Planning and Development,  
February 26, 1976

The Council considered this report which contains four Clauses identified as follows:

- Cl. 1: D.P.A. #72631 - CBA Messenger and Parcel Service Ltd., 650 Denman Street
- Cl. 2: Status of Developments in the Thunderbird Neighbourhood
- Cl. 3: Kitsilano Point Zoning
- Cl. 4: Proposed Commercial Development - S/S Franklin between Penticton and Kamloops Streets

The Council took action as follows:

Clauses 1, 2, 3 and 4

MOVED by Ald. Bowers,

THAT Clauses 1, 2 and 4 be received for information and the recommendations of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

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Point Grey Road Property Acquisition  
Program and Development Issues

MOVED by Ald. Bowers,

THAT the Director of Planning make application to amend the Zoning and Development By-law and the Director of Legal Services prepare a draft By-law amendment to establish a building line on the north side of Point Grey Road in accordance with the proposals from the Planning Department to the Planning and Development Committee on February 17, 1976.

(amended)

MOVED by Ald. Rankin in amendment,

THAT the following words be added to the motion of Alderman Bowers:

"except that the rear building line of the 3500 Block Point Grey Road be curved with the centre of the line at least 40 feet back from the previously proposed building line for that Block."

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the Director of Planning make application to amend the Zoning and Development By-law and the Director of Legal Services prepare a draft By-law amendment to establish a building line on the north side of Point Grey Road in

cont'd....

Point Grey Road Property Acquisition  
Program & Development Issues (cont'd)

in accordance with the proposals from the Planning Department to the Planning and Development Committee on February 17, 1976, except that the rear building line of the 3500 Block Point Grey Road be curved with the centre of the line at least 40 feet back from the previously proposed building line for that Block."

MOVED by Ald. Kennedy,

THAT the City Manager report back on the feasibility of the City conducting a ground survey of 3513 and 3553 Point Grey Road.

- CARRIED UNANIMOUSLY

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COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,

SECONDED by Ald. Cowie,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837,  
BEING THE HERITAGE BY-LAW

MOVED by Ald. Cowie,

SECONDED by Ald. Sweeney,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments

There being no amendments, it was

MOVED by Ald. Cowie,

SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Establishment of Land for Highway Purposes  
(Portion of Lane North of 3rd Avenue  
between Yew and Arbutus Streets)

MOVED by Ald. Sweeney,

SECONDED by Ald. Kennedy,

THAT WHEREAS the City of Vancouver is the registered owner of the North two feet of Subdivision C of Lots 30 to 34, Block 224, District Lot 526, Plan 3559;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as highway;

THEREFORE BE IT RESOLVED THAT the North two feet of Subdivision C of Lots 30 to 34, Block 224, District Lot 526, Plan 3559 be and the same is, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

2. Closing, Stopping Up and Subdividing  
with Abutting Lands (3rd and 4th  
Avenues, and Lane south of 3rd Avenue  
between Skeena and Trans-Canada Highway)

MOVED by Ald. Sweeney,  
SECONDED by Ald. Kennedy,

THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The roads abutting Block 107, Section 28, Town of Hastings Suburban Lands dedicated by the deposit of Plan 3104 and lying between the easterly limit of Skeena Street and the westerly limit of the Trans-Canada Highway, and the lane in said Block 107 dedicated by the deposit of Plan 3672 and lying to the west of the westerly limit of the Trans-Canada Highway are surplus to the City's highway requirements;
- (3) The portions of Blocks 106, 107 and 108, Section 28, lying to the west of the westerly limit of the Trans-Canada together with the surplus lane and roads are to be subdivided into 2 parcels;

THEREFORE BE IT RESOLVED THAT all those portions of road dedicated by the deposit of Plan 3104 adjacent to Block 107, Section 28, Town of Hastings Suburban Lands, Plan 3104 and that portion of lane dedicated by the deposit of Plan 3672 in said Block 107 all lying between the productions northerly and southerly of the westerly limits of Lots 1 and 30, Block 107, Section 38, Town of Hastings Suburban Lands, Plan 3672 and the westerly limit of the Trans-Canada Highway according to Highway Plan 62, the same as shown outlined red and green respectively on a plan prepared by A. Burhoe, B.C.L.S., dated December 9, 1975, and marginally numbered LE 4267, a print of which is hereunto annexed, be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the roads and lane so closed be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

It was agreed to defer consideration of the following motions to the next meeting of Council:

Automobile Towing

MOVED by Ald. Cowie,  
SECONDED by Ald.

THAT WHEREAS a great number of automobile owners are being unduly inconvenienced by having their automobiles towed away from pay parking lots by commercial automobile towing companies;

AND WHEREAS many of these automobiles being towed away belong to out-of-City owners who are not familiar with local parking regulations;

AND WHEREAS the City of Vancouver's image suffers considerably insofar as tourists to our City are concerned when such incidents occur;

AND WHEREAS many of these automobiles are being broken into and otherwise damaged in the process of moving them to private storage areas;

AND WHEREAS the present arrangements encourage automobile towing companies to be unduly ambitious;

AND WHEREAS these automobiles create no danger to persons or property or violate any traffic regulations;

cont'd....

MOTIONS (cont'd)

Automobile Towing  
(cont'd)

AND WHEREAS in the 'Vancouver Sun' newspaper of 14 February 1976, alternative ways of controlling this kind of parking in certain other cities are related, and in Notice of Motion by Alderman Cowie, withdrawn from Council on October 22, 1975, alternative means were referred to, such as removal of license plates, retrieval through a public agency and ticketing;

AND WHEREAS the Council is now reviewing the matter of adequate signing, lighting and the general control of these parking sites;

AND WHEREAS it is understood that the parking lot industry involved is giving serious consideration to new ways and means of policing over-parking on their lots in order to remove the direct patrol now being carried out by towing companies;

THEREFORE BE IT RESOLVED THAT City Council instruct the City Manager, in co-operation with the Police Department, to study and report back to Council, through the Vehicles for Hire Board, on alternative ways of controlling parking in 'pay parking lots' in order to severely curtail the actions of private towing companies in towing away vehicles on such parking lots, and in this regard, the Manager discuss the matter with the operators of these particular lots.

Overall Planning -  
Kerrisdale Area

MOVED by Ald. Volrich,  
SECONDED by Ald.

THAT the Director of Planning be requested to report to Council on the overall planning of the Kerrisdale area, with a view to maintaining the residential nature and qualities of the area, in consultation with the citizens of the area.

NOTICE OF MOTION

Alderman Kennedy submitted the following Notice of Motion which was recognized by the Chair:

Provincial Government Complex

MOVED by Ald. Kennedy,

THAT WHEREAS it has been stated that costs of the Provincial Government complex have more than doubled;

AND WHEREAS the closure of Robson Street to accommodate this complex has seriously disrupted the flow of traffic within the central area of Downtown;

THEREFORE BE IT RESOLVED THAT Council request the Provincial Government to enter into negotiations with the City whereby the costly ice rink within the project will be eliminated and Robson Street reopened to automobile traffic.

(Notice)

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The Council recessed at approximately 6:30 p.m. to reconvene at 7:30 p.m.

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The Council reconvened in the Council Chamber at 7.30 p.m. with Mayor Phillips in the Chair and the following members present.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie,  
Harcourt, Kennedy, Marzari,  
Rankin, Sweeney and Volrich

UNFINISHED BUSINESS AND DELEGATIONS

Civic Grant Appeals

A. God's Rescue Mission

The Council received a delegation from the Rev. Malinda Thorne, on behalf of God's Rescue Mission, appealing the decision of Council on February 3, 1976, when a grant of \$3,325 was approved to the organization. The Mission had requested a grant of \$6,000 for 1976.

Alderman Marzari, as a member of the Community Resources Board indicated that the Board will be approving a grant of \$1,000 to the organization.

MOVED by Ald. Bird

THAT a total grant of \$4,400 for 1976, to God's Rescue Mission, be approved.

- (amended)

MOVED by Ald. Kennedy (in amendment)

THAT the figure of \$4,400 in Alderman Bird's motion be struck and the amount of \$5,000 be inserted in lieu thereof.

- CARRIED

(Ald. Volrich opposed)

The amendment having carried, Alderman Bird's motion, as amended, was put and CARRIED BY THE REQUIRED MAJORITY.

(Ald. Volrich opposed)

B. Outward Bound

Mr. John Hasell, on behalf of Outward Bound, addressed the Council, appealing Council's decision of February 3, 1976, when Council did not approve the grant to the organization. An amount of \$8,500 is requested for 1976.

MOVED by Ald. Rankin

THAT a grant of \$5,500 for 1976 to Outward Bound be approved, subject to the Director of Social Planning and the Executive Director of Outward Bound agreeing to the selection of participants benefitting by this grant.

- CARRIED BY THE  
REQUIRED MAJORITY

(Ald. Bird and Volrich opposed)



UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Civic Grant Appeals (Cont'd)

C. New Hope Centre.

The Council noted that the New Hope Centre is requesting deferral of its appeal until a later date.

D. Downtown Eastside Residents' Association

Council received the following delegations supporting D.E.R.A.'s 1976 grant request for \$22,176. A motion of Council on February 3, 1976, to approve this grant was lost.

Downtown Eastside Residents' Association.	(Mr. Bruce Eriksen)	
Liberal Party in B.C.	(Mr. Patrick Graham)	Brief filed.
First United Church.	(Rev. Art Griffin)	Brief filed.
Mr. Ron Johnson.		
Mr. Darg Bell-Irving.		
Grace Gospel Fellowship.	(Rev. Ronald Lindsay)	
Downtown Eastside Women's Centre.	(Ms. N.J. McCallum)	
Mental Patients' Association.	(Mr. G. McCann.)	
The Door is Open Drop-in Centre.	(Mr. J.R. McIntyre.)	
Rev. Peter Davison.		Brief filed.
Mr. Gary Lauk, M.L.A. and on behalf of Mr. Emery Barnes, M.L.A.		
Grandview-Woodlands. C.R.B.	(Mr. G. Legebohoff)	Brief filed.
Grandview-Woodlands Tenants' Association.	(Mr. D. Laalo)	
Hastings-Sunrise Action Council.	(Mr. J. Cork)	
Kitsilano Community Resources Board.	(Ms. Connie Kehoe)	
Pender Street Committee, Hastings-Sunrise Action Council.	(Mr. F. Lowther)	
Downtown Eastside Recreation Project.	(Ms. Tanis Cornwall)	
Downtown Community Health Society.	(Mr. Carl Archer)	Brief filed.
Community Planning Association of Canada.	(Mr. Herb Barbolet)	
Japanese Community Volunteers Association.	(Mr. Jun Hamada)	
Mr. Eric Kelly.		
Lookout.	(Ms. Karen O'Shannacery)	
Committee of Progressive Electors. (C.O.P.E.)	(Mr. Bruce Yorke)	
Ms. Barbara Taylor.		

Regular Council, March 9, 1976. . . . . 18

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Civic Grant Appeals (Cont'd)

Downtown Eastside Residents'  
Association (Cont'd)

Vancouver Community Legal Assistance Society.	(Mr. A.H. MacLean)
B.C. Association of Non-Status Indians.	(Mr. K.N. Giles)
St. Paul's Church	(Rev. R. Brugger, S.A.)
Mr. F. H. Wyder.	
Gastown Men's Residence Association.	(Mr. R. Schellenberg)
Ms. Iris Dow.	

MOVED by Ald. Boyce

SECONDED by Ald. Rankin

THAT a grant of \$22,176 to the Downtown Eastside Residents' Association for 1976, be approved.

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

ENQUIRIES AND OTHER MATTERS

Vancouver International Airport  
- Proposed Expansion.

Alderman Boyce

reminded Council that on December 9, 1975, it was agreed to hold a Public Meeting upon receipt of the Airport Planning Committee's final report. The Alderman suggested this meeting be held on the evening of April 6, 1976, at an appropriate location in the South Vancouver area, at which time various delegations would be heard.

MOVED by Ald. Boyce

SECONDED by Ald. Harcourt

THAT a Special Council Meeting, with respect to Vancouver International Airport-Proposed Expansion, be held on Tuesday, April 6, 1976, at a convenient location; arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

The Council adjourned at 10.55 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting  
of March 9, 1976, adopted on March 16, 1976.

A. Phillips  
MAYOR

B. H. Little  
CITY CLERK

Manager's Report, March 5, 1976 . . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS

INFORMATION:

1. Consultant for Laurel St. Bridge

The City Manager submits the following report of the City Engineer:

" An Engineer has been appointed for the continuation of the structural design of this bridge. The Engineer, Mr. A. A. Williams, was appointed previously as a part of the team which did the concept design. Thus, as Mr. Williams has been actively involved throughout and has done the preliminary structural design, it is to the City's advantage to have him complete the work. He has been advised to prepare the design drawings and specifications within two months so that tenders can be called about May 1st and construction can be completed in 1976.

Mr. Williams is well qualified in this type of work. He has been asked to consult with the Architects, the Soils Engineer and the Landscape Architects as required so that the bridge will conform with the approved concept plan. "

The City Manager submits the report of the City Engineer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 364

BUILDING AND PLANNING MATTERSRECOMMENDATION

1. Kitsilano N.I.P. Appropriation: Tree Planting in the Apartment Area.

The Director of Planning reports as follows:

"One of the priorities of the Kitsilano Neighbourhood Improvement Program is to improve appearance and open space of the community. Specific policies about tree planting in the Kitsilano Apartment Area were adopted by City Council on May 6, 1975.

PLAN POLICY #22: A comprehensive approach to the provision of paving "commons" and walkways, be approved for the apartment area.

PLAN POLICY #23: In conjunction with a comprehensive open space program, the Parks Board be requested to assist in the development of an overall tree planting effort in the Kitsilano Apartment Area.

In order to implement these policies, the Planning Department has studied the Apartment Area to determine the most appropriate locations for tree planting. Fourth Avenue between Burrard and Balsam is an important determinant of the appearance of Kitsilano as this commercial area is well used by residents of the Apartment Area. The addition of trees to this street would benefit not only the shoppers but also passing motorists.

With respect to establishing a walkway system in the Apartment Area, it has been suggested that the planting of large trees along Yew Street from Cornwall to 4th and along Vine Street from 4th to Broadway, would serve to visually link the beach area to the 4th Avenue commercial area along Yew Street and 4th Avenue to Connaught Park along Arbutus Street.

Additionally, in order to improve the appearance of Kitsilano as one approaches from the Burrard Bridge and to improve the environment around Henry Hudson School and the Cornwall shopping area, it is proposed to plant in the 1900 Block Cornwall and York Streets.

The specific locations for tree plantings in these areas are to be worked out between the Parks Board and the City Engineer. The suggested areas for trees plantings are indicated in Appendix A.

Parks Board staff have estimated the cost at \$35,895 for 352 trees including brick or other infilling of tree plots where they are in the walk. CMHC has approved this proposal with funds provided from the "Recreational Facilities" Account.

The Kitsilano Area Planner and Kitsilano Planning Committee have examined the proposal and recommend that funds be allocated for the purpose of tree planting.

It is therefore, recommended that:

City Council approve the appropriation of \$35,895 (thirty-five thousand, eight hundred and ninety five dollars) from the Kitsilano Neighbourhood Improvement Program for tree planting in the Apartment Area. Costs would be shared as follows: C.M.H.C. = \$17,947.50; Province = \$8,973.75; City = \$8,973.75."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

CONSIDERATION2. Demolition Permits.

The Director of Permits and Licenses and the Director of Legal Services report as follows:

"On November 18 of last year Council adopted a By-law amendment which, in effect, required an applicant for a demolition permit to obtain a development permit where the premises involved residential rental accommodation.

Prior to the adoption of the By-law, City Council, on November 4, 1975, passed a resolution which 'froze' the issuance of any demolition permits. Prior to the adoption of By-law amendment No. 4913, building permits for demolition were being held up under this order. Two of the applicants brought lawsuits seeking court orders against the City. These were successful since there was technically no legal authority for the freeze. As a result, orders were made and these permits were issued.

There are still 10 applications, which include 21 buildings, being held under that Council resolution. They deal with premises ranging from some which are still inhabited to some which are so dilapidated as to be beyond economic salvation and, if not demolished, should at least be boarded up.

All things being equal, these permits would have been issued in accordance with the provisions of the By-law existing at the time of application, since there was no By-law restriction. The By-law restriction did not arise until after these applications. They were only held up by reason of an 'administrative' resolution, not legally binding.

Because the hold-up was not technically binding and because an applicant is entitled to have his application dealt with in accordance with existing law, the Director of Legal Services is of the opinion that these permits ought to be issued and in law ought to be handled on the law as it was at the date of application and not as it stands today.

Inasmuch as this would involve an apparent overriding of Council's resolution, the matter is submitted to Council for consideration. The By-law amendment, however, having been made, the resolution is spent in respect of whatever force and effect it may have had. The By-law is, of course, being applied to all applications since November 18, 1975, but applications made prior to that date are still being held."

The City Manager submits the foregoing report of the Director of Permits and Licenses and the Director of Legal Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 364-5

MANAGER'S REPORT, March 5, 1976

(FIRE - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Vancouver St. Patrick's Day Parade Grant Request

The City Engineer reports as follows:

"The Vancouver St. Patrick's Day Parade is scheduled to take place on Sunday, March 14, 1976.

In a letter dated January 27, 1976 (see attached), Mr. Tom Byrne, Chairman of the St. Patrick's Day Parade, requests "...some form of a grant to help defray the expenses...".

The parade will assemble on Alberni Street west of Thurlow Street and will proceed by way of Georgia, Burrard, Hastings, Granville, Cordova and Water Streets to a dispersal on Powell and Alexander Streets. It will commence at 1:00 p.m. and finish at approximately 2:30 p.m.

Being on a Sunday, the parade has been approved by the Chief Constable and the Police Department will provide special attention for the event. Further, there will be little disruption to transit and some re-routing will readily be accommodated.

Considerable temporary signing and barricading will be required for this parade, as well as extra street cleaning, all of which will be done outside of normal working hours. It is estimated that the cost of this work will be \$2,000.

Should Council decide in favour of Mr. Byrne's request, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1976 budget."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 365

A-7

Manager's Report, March 5, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. West End Community Centre - Restaurant and Ice Rink Facilities

The Director of Legal Services reports as follows:

"On December 15, 1975, the Board of Parks and Recreation adopted a resolution accepting tender from Mr. R. Sun (Sun Glamour Ltd.) to lease the restaurant facilities in the West End Community Centre for the provision of restaurant facilities to serve the recreation facilities as well as the general public and Senior Citizens in the neighbourhood. Special food services and reduced prices will be offered to resident Senior Citizens.

Recommendation

It is recommended that the Board of Parks and Recreation be authorized to execute lease with R. Sun and/or Sun Glamour Ltd. on the following terms and conditions.

- (a) Term - 10 years with renewal for 5 years
- (b) Rent - 1st 2 years - \$1,000 per month  
2nd 3 years - \$1,150 per month  
last 5 years - \$1,300 per month

Renewal term by agreement or arbitration.

Additional rent shall be 6% of gross income from all sources which exceeds the base rent. The Lessee will not be charged rent for the first three months while installing equipment.

- (c) Tenant to install complete cooking and servicing facilities to the satisfaction of the Superintendent to accommodate 140 people.
- (d) Terms and conditions of the lease to be in accordance with the tender and to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

2. \$20,000,000 Debenture Issue Authorized by By-law No. 4920

The Director of Legal Services reports as follows:

"It was necessary in connection with the Debenture issue for the Mayor, the City Clerk and the Director of Finance to sign certain certificates and/or affidavits for the purpose of assuring the purchasers as to the organization and financial condition of the City. The terms of the sale of the Debentures provided that these certificates and affidavits formed the basis for the sale and purchase and accordingly they had to be executed by the named persons on behalf of the City in order to sell the Debentures. As the certificates were required to be signed on behalf of the City it would seem appropriate for the Council to agree to in-

Cont'd . . .



Clause #2 continued:

demnify the named officials from any costs, expenses or damages which they may incur as a result of their having signed certificates and/or affidavits in connection with the Debenture issue. Accordingly it is recommended that the City agree to indemnify the Mayor, the City Clerk and the Director of Finance from any and all costs and expenses incurred or damages imposed, arising out of any claim or action in connection with their having certified or deposed to the facts contained in their certificates and affidavits issued in connection with the Debenture issue."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

3. Investment Matters (Various Funds) December 1975

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of December 1975.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF DECEMBER 1975

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
ember						
2	Mercantile Bank of Canada	Dec 18/75	\$ 1,004,098.63	\$ 1,000,000.00	16	9.35
	Bank of British Columbia	Dec 22/75	1,005,128.77	1,000,000.00	20	9.36
	Bank of Montreal	Dec 5/75	993,038.86	992,260.00	3	9.55
	Royal Bank of Canada	Dec 18/75	1,490,727.09	1,484,480.07	16	9.60
	Bank of Montreal	Dec 3/75	2,500,547.95	2,500,000.00	1	8.00
3	Mercantile Bank of Canada	Dec 10/75	1,001,821.92	1,000,000.00	7	9.50
	Bank of British Columbia	Jan 15/76	1,011,403.84	1,000,000.00	43	9.68
	Bank of British Columbia	Feb 13/76	1,019,134.25	1,000,000.00	72	9.70
4	Mercantile Bank of Canada	Dec 5/75	1,000,260.27	1,000,000.00	1	9.50
5	Bank of British Columbia	Dec 8/75	1,501,142.88	1,500,000.00	3	9.27
9	Mercantile Bank of Canada	Dec 11/75	988,295.49	987,781.30	2	9.50
1	Bank of British Columbia	Dec 15/75	1,001,030.14	1,000,000.00	4	9.40
5	Mercantile Bank of Canada	Jan 14/76	1,511,589.04	1,500,000.00	30	9.40
6	Bank of Montreal	Dec 17/75	20,365,384.75	20,362,595.36	1	5.00
7	Mercantile Bank of Canada	Mar 1/76	2,039,452.05	2,000,000.00	75	9.60
	Mercantile Bank of Canada	Mar 15/76	2,046,816.44	2,000,000.00	89	9.60
	Banque Canadienne Nationale	Feb 17/76	1,016,255.89	1,000,000.00	62	9.57
	Banque Canadienne Nationale	Apr 15/76	2,000,000.00	1,938,499.20	120	9.65
	Banque Canadienne Nationale	Feb 13/76	6,092,625.21	6,000,000.00	58	9.715
	Banque Canadienne Nationale	May 14/76	2,079,725.21	2,000,000.00	149	9.765
	Mercantile Bank of Canada	Jan 15/76	4,029,150.68	3,998,959.20	29	9.50
	Bank of Nova Scotia	Jan 2/76	1,004,168.77	1,000,000.00	16	9.51
18	Bank of British Columbia	Mar 15/76	1,023,169.32	1,000,000.00	88	9.61
	Royal Bank of Canada	Dec 19/75	994,529.33	994,270.00	1	9.52
	Royal Bank of Canada	Dec 23/75	993,574.04	992,280.00	5	9.52
19	Bank of British Columbia	Dec 22/75	1,000,723.29	1,000,000.00	3	8.80
22	Mercantile Bank of Canada	Dec 29/75	1,986,749.18	1,983,212.00	7	9.30
23	Bank of Montreal	Dec 24/75	750,102.74	750,000.00	1	5.00

Clause #3 continued:

24	Royal Bank of Canada	Dec 30/75	1,501,972.60	1,500,000.00	6	8.00
29	Bank of Montreal	Dec 30/75	1,750,239.73	1,750,000.00	1	5.00
	Bank of British Columbia	Jan 7/76	1,002,280.82	1,000,000.00	9	9.25
30	Bank of British Columbia	Mar 15/76	764,679.45	750,000.00	76	9.40
	Mercantile Bank of Canada	Mar 15/76	4,079,956.16	4,000,000.00	76	9.60
31	Mercantile Bank of Canada	Apr 15/76	1,027,879.45	1,000,000.00	106	9.60
			<u>\$73,577,654.24</u>	<u>\$72,984,337.13</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

ate	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
<u>Debentures</u>							
December							
1	City of Van. 9.25%	Sept 1/90	<u>\$750,000.00</u>	89.36	<u>\$670,200.00</u>	15/9	10.70
<u>Chartered Bank Deposit Receipts and Government Notes</u>							
December						Term Days	
16	Bank of British Columbia	May 17/76	\$1,405,230.90		\$1,350,000.00	153	9.76
31	Bank of Montreal	Jan 30/76	100,678.03		100,000.00	30	8.25
			<u>\$2,255,908.98</u>		<u>\$2,120,200.00</u>		

3. CEMETERY PERPETUAL CARE FUND (PURCHASES)

	<u>Debentures</u>					Term Yrs/mos.	
December							
11	City of Van. 8.0%	Apr 2/93	<u>\$19,000.00</u>	79.55	<u>\$15,114.50</u>	17/4	10.60

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT DECEMBER 31, 1975

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$43,047,802.35</u>	<u>\$42,120,000.70</u>

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for December 1975 be approved.

4. Office Machines for Engineering Branch Office

The City Engineer reports as follows:-

"The Streets Branch operations office in Manitoba Yard has two old adding machines which are due for replacement. In order to cope with extra costing work associated with the low cost paving project and the lane paving project, the office rented two electronic calculators from October 1975 to February 1976. The supplier of the electronic calculators

Manager's Report, March 5, 1976 . . . . . (FINANCE - 4)

Clause #4 continued:

offers to apply the rental (\$280.00) paid on them against the purchase price if we buy two machines immediately. The machines offered, Olivetti Logos 59, are the same as those bought in our replacement program for the past two years, and are very well suited to our work.

The Purchasing Agent has examined the offer and recommends that we accept it, since the existing units can not be economically repaired.

The City Engineer RECOMMENDS that funds of \$388.50 be made available in advance of budget approval for the purchase of two Olivetti Logos 59 printing electronic calculators to replace two old adding machines in the Streets Operations office."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

5. Templeton Park Pool - Staffing

The Superintendent of Parks and Recreation reports as follows:

"Templeton Park indoor swimming pool will be ready for operation by mid-March 1976. The facility located on Templeton Park and adjacent Templeton Secondary School contains a twenty-five meter pool, a separate small teaching pool, changing rooms exclusively for pool patrons, plus additional change rooms to accommodate teaching pool users and, during non-teaching pool use, various athletic groups who use the bordering park playing fields. The unit also has a small office for ticket sales and user control as well as office accommodation for the pool manager. Off street parking is provided.

The entire swimming pool facility will be under the direct control of the Park Board. The various activity areas will be open daily seven days a week from 6:00 a.m. to 10:00 p.m. with the exception of July and August when it is anticipated that the pool will operate five days a week from 6:00 a.m. to 10:00 p.m. The facility will be open during holidays.

It is expected that the Vancouver School Board will use up to thirty-eight hours per week during the school year for which a rental will be charged, the amount of the rental is currently being negotiated.

Building Maintenance and Operation

The Park Board staff will be responsible for the cleaning and maintenance of the entire facility. In order to accommodate the variable shifts necessary to operate this facility a maintenance and janitorial staff of one full time Stationary Equipment Operator and one full time Building Service Worker is required.

Recreation Programme and Operation

Because the pool is a free standing facility we require one full time Pool Manager who will be responsible for co-ordinating, programme planning, supervising, budget control and general supervision.

The seven day operation and sixteen hour programme day require in addition the following full time staff:

One Pool Attendant II who will assume the pool manager's role during his time off and will act as head lifeguard and attend to routine filter and chlorination duties.

Cont'd . . .

Manager's Report, March 5, 1976 . . . . . (FINANCE - 5)

Clause #5 continued:

Two full time Instructor Attendants are required plus additional part time Instructors and Attendants because the programme content will include swimming, lifesaving, lifeguarding and instruction at all levels as well as limited custodial functions.

NOTE: One Instructor Attendant will be assigned to provide lifeguard services during School Board use. The cost of the lifeguard service will be recovered from the Vancouver School Board.

It is proposed to engage one full time Cashier-Clerk Typist during the peak operational hours to handle general revenues, registration and public information. Part time cashiers will be required to cover the operation during the Cashier-Clerk Typist's normal time off.

Other Expenses

Other expenses in operating the pool have been estimated by the Park Board as follows:

<u>Item</u>	<u>Annual Costs</u>
Supplies	\$ 5,000.00
Electricity and Phones	8,000.00
Light Equipment	1,500.00
Fuel	8,000.00
Scavenging	300.00
Building Maintenance	
Labour & Fringe Benefits	500.00
Material	500.00
Equipment Maintenance	
Labour & Fringe Benefits	500.00
Material	500.00
Miscellaneous	1,000.00
TOTAL	\$ 25,800.00

Summary

<u>Permanent Staff*</u>	<u>Pay Grade</u>	<u>Annual Costs</u> <u>(1976 Rates)</u>
Pool Manager I	18	\$ 12,936.00
Instructor Attendant II	16	11,784.00
Instructor Attendant II	16	11,784.00
Pool Attendant II	16	11,784.00
Cashier-Clerk Typist	10	9,420.00
Equipment Operator I	17	12,372.00
Building Service Worker I	14	10,824.00
Fringe Benefits		9,708.48
Sub Total		\$ 90,612.48

<u>Part Time Staff*</u>	<u>Hours Per Year</u>	<u>Pay Rate</u> <u>Per Hour</u>	
Instructor Attendants	7,901½	5.385	\$ 42,549.57
Pool Attendants II	328.	6.020	1,974.56
Cashiers	1,062.½	4.295	4,563.43
Building Service Worker	376.	5.530	2,079.28
Aquatic Specialists	418.	6.170	2,579.06

Cont'd . . .

Clause #5 continued:

Vacation and Statutory Replacement Programme Staff	4,262.36
Vacation and Statutory Replacement Maintenance Staff	1,955.19
Fringe Benefits	<u>4,797.36</u>
Sub Total	\$ 64,760.81

Other Expenses

Operating Costs	<u>\$ 25,800.00</u>
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Total Cost of Operation	<u><u>\$181,173.29</u></u>
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(\* All Staff at mid-step; no COLA)

Revenue

The Park Board will derive some off-setting revenue from programmes conducted plus rentals. These revenues have been estimated as follows:

Ticket Sales	\$ 30,000.00
Programme Fees	25,000.00
Rentals	<u>30,000.00</u>
Total Estimated Revenues	\$ 85,000.00

The Director of Financial Services advises that the Board of Parks and Recreation have budgeted for the Templeton Park Pool expenditures in the Board's budget estimates.

The V.M.R.E.U. have received a copy of this report.

RECOMMENDATIONS:

That Vancouver City Council:

1. Establish and fund the following seven positions for the Templeton Park Pool; all positions subject to classification by the Director of Personnel Services.

- One Pool Manager I
- One Pool Attendant II
- Two Instructor Attendants
- One Cashier-Clerk Typist
- One Stationary Equipment Operator
- One Building Service Worker."

The Administrative Analyst notes that the 1976 expenditures for Templeton Pool will be subject to normal review of the Park Board estimates.

The City Manager RECOMMENDS approval of the foregoing recommendations of the Superintendent of Parks & Recreation.

6. Liaison Officer - Fraserview Branch Library

The City Manager has received the following report from the Director of the Vancouver Public Library:

"The report recommending the establishment of a new position of Liaison Officer (Library) at our Fraserview Branch was approved by the Library Board at its regular meeting on January 14th, 1976.

Funded in 1975 through the casual payroll, this position is vital for the operation of our Fraserview Branch and new Branches in the near future. I would be grateful if it may be referred to City Council for authorization of necessary funds for a regular full-time position."

The report to the Library Board included the following justification:

"The incumbent of this position must have a great deal of rapport with the youth and when rapport fails, has the physical strength to remove a group from the premises. During quiet periods, the worker would assist and be trained in routine desk and clerical duties appropriate for Branch operation but be readily available should a problem arise. Also, with this clerical training and ability to deal effectively with a troublesome group, the incumbent may be called upon to relieve in other Branches, such as Strathcona. Similarly, if we are going to continue in such areas as Riley Park and Cedar Cottage, this position is essential for staff to function effectively.

This work is not included in existing class specifications and it is recommended, therefore, that a new classification of Liaison Officer (Library) be established. Having considered the duties and responsibilities of this position and required qualifications, it is recommended that this classification be rated at Pay Grade 12 (\$785 - \$902 per month.)"

The Administrative Analyst notes that this position has been funded since June, 1974 from the Library's casual payroll; the incumbent having been classified at pay grade 12. Subsequent correspondence with the Union has established that, in order that this employee continue to work non-standard hours on a permanent basis, an additional pay grade must be awarded. The total effect of establishing this position on a permanent basis, after allowing for reduction in the casual payroll and increased fringe benefits available to permanent employees, will be approximately \$800 per year.

The Administrative Analyst RECOMMENDS that a new position of Liaison Officer (Library) be established at the Fraserview Branch Library, classification to be at pay grade 12, plus one pay grade for working non-standard hours.

The Director of Personnel Services concurs with the foregoing recommendation.

The City Manager RECOMMENDS approval of the foregoing recommendation.

7. Vancouver Park Board Legal Bill

The following report has been submitted by the Director of Finance.

"Council will be aware that the Vancouver Park Board hired a lawyer in 1975 to advise them in their dispute with Council regarding Park Board properties on Point Grey Road. The bill rendered to the Park Board by the law firm amounts to \$3,278.78.

Under Section 493 (1) of the Vancouver Charter, the Park Board does not have the power to authorize or make any expenditures except those provided for in the estimates as adopted by the Council, save by resolution of Council.

Clause #7 continued:

I advised the Park Board in September, through the Superintendent, that I do not have the authority to approve the payment of the bill for legal services when it eventually arrives, as it is not included in the Park Board budget. I further suggested to the Superintendent that it should be presented to the Park Board, and that the Park Board should submit it to the City Council with a recommendation that Council increase their budget by sufficient funds to pay it.

RECOMMENDED that \$3,278.78 be approved in advance of approval of the 1976 Park Board revenue budget, for the payment of the above legal bill."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

CONSIDERATION AND RECOMMENDATION

8. Student Summer Employment - PSEMP '76

The City Engineer reports as follows:

"The Provincial Department of Labour has announced its Provincial Seasonal Employment-Municipal Program for 1976 (PSEMP '76).

This program is similar to last year's (S.W.I.M. '75) basically oriented towards high school students but with a 20% proportion of university students permitted for supervisory functions. Last year the City hired approximately 102 High School and 25 University students.

PSEMP '76 - Summary

- a) High School students are to be hired for July and August.
- b) University students may be hired from May to August inclusive.
- c) The Province will pay -
  - ..... \$18.18 per student per working day.
  - ..... 4% holiday pay on the total gross salaries reimbursed.
  - ..... \$18.18 per student for each statutory holiday provided the student worked on the project a minimum of 15 working days prior and the day preceding and the day following the holiday.
- d) The City must pay -
  - ..... any salary or wage in excess of the Provincial subsidy i.e. Union rate differential.
  - ..... fringe benefits (6% approximately).
  - ..... 4% holiday pay on the difference between the Union wage rate and the Provincial subsidy.
  - ..... all other costs (material, equipment rental, etc.).

The students would be employees of the City (or Park Board or Library) and the established salaries and wage rates will apply. The Province will not consider any application which is not approved by the appropriate union.

The City will be required to pay any difference between the Provincial subsidy and the established Union rates. Typical examples are given on the following table.

	<u>Monthly Wage Inc. Fringe</u>	<u>Provincial Subsidy</u>	<u>City Cost</u>
Clerk Typist I	\$ 715	\$400 (56%)	\$315 (44%) *
Clerk I	\$ 750	\$400 (54%)	\$350 (46%) *
Clerk III	\$1,040	\$400 (39%)	\$640 (61%) *

Cont'd . . .

Clause #8 continued:

Director of Finance's Comments:

'In view of the stringent budget situation that the City is faced with in 1976 and Council's direction limiting increases, coupled with the fact that participation will require significant subsidization of the wage and salary level above the base level contributed by the Province, I would recommend that Council at least limit the City's participation in this program to a maximum of last year's actual contribution which was \$52,000.'

Timing and Procedure

Information on PSEMP '76 has been distributed to all Departments and (at the time of writing) they are preparing proposals. A summary of these proposals can be given to Council on 9 March, 1976. Applications are due in Victoria on 22 March, 1976.

If Council favours participation in PSEMP '76, it is recommended that the Standing Committee on Finance and Administration be authorized to review the departments' proposals for report back to Council on 16 March, 1976. It is suggested that Council may, for the guidance of the Committee, establish a maximum City's cost.

CONSIDERATION AND RECOMMENDATION

The City Engineer submits the following items for Council's CONSIDERATION:

- A. The question of whether the City will participate in PSEMP '76.
- B. If the City is to participate, the setting of a maximum City's cost.

The City Engineer RECOMMENDS that:

- C. If the City is to participate, the Standing Committee on Finance and Administration be authorized to review the proposals for report back to Council and to establish priorities among the projects.
- D. The Assistant City Engineer, Departmental Services and Sewers, Mr. K.F. Dobell, be authorized to sign the application forms on behalf of the City and to make minor adjustments where required. (e.g. proportioning of University students)."

The City Manager submits 'A' and 'B' for the CONSIDERATION of Council, and if the City is to participate, RECOMMENDS that 'C' and 'D' be **approved and that the maximum City participation, if any, be \$52,000.00.**

INFORMATION

9. City of Vancouver Automobile Fleet Insurance

In accordance with Council's request of January 27th, 1976, the Director of Finance and the Supervisor of Property and Insurance report on the status of the I.C.B.C. rate structure and coverage as follows:-

"On March 1st, 1974, all licensed vehicles owned by the City were insured through the Insurance Corporation of British Columbia (I.C.B.C.). In 1973, the last year of competitive conditions, the City's insurance premium for automobile insurance was \$186,000.00 , which coverage was as follows:-

Third party liability and passenger hazard, \$1,000,000.00 inclusive limits.



Clause #9 continued:

Non-owned automobile with third party liability, \$1,000,000.00 inclusive limits.

Collision and Upset - Not Insured.

The City was successful in obtaining basically the same form of coverage under I.C.B.C. with the exception of compulsory collision for passenger vehicles, 1967, or newer, or commercial vehicles, 1967, or newer and under 8,000 lbs. G.V.W.

During the first year's experience under I.C.B.C. the City's 1,206 licensed vehicles generated a gross premium of \$214,982.00. This sum was offset by a 40% deferred payment plan offered to large fleets as a safe driving incentive, which the City took advantage of resulting in a 'deposit' premium of \$128,989.00. If the claims experience is good, the deferred premium is forgiven; if it is poor, all or part of the deferred premium becomes due and payable to the I.C.B.C.

In May of 1974, the City accepted a private plan to insure against the near certainty of the I.C.B.C. calling upon the City to pay the \$85,993.00 deferred premium. This was a prudent decision, for the claims during the 1974/75 term were high and the private insurers were called upon to pay the deferred amount.

The 1975/76 term generated a gross premium of \$171,747.00 which this year was offset by a territorial discount in addition to the 40% premium deferment. This resulted in a net "deposit" premium of \$87,497.00 for basically the same number of vehicles and coverage as the 1974/75 period. Private insurers were again prepared to insure the deferred premium but this time their terms and premium were unacceptable.

The City's claims experience for the 1975/76 period will not be made known until August, 1976, but it is expected that the claims experience will be similar to that of the previous year. If this is the case, the City will likely be called upon to pay a deferred premium of approximately \$60,000.00 later this year.

For the period March 1st, 1976, to February 28th, 1977, the I.C.B.C. have declared the following changes:

- (A) The \$36.00 per vehicle territorial discount introduced last year has been abolished.
- (B) A reduction in the premium deferral from 40% to 30%.
- (C) Collision and upset is now optional.

In view of the foregoing changes promulgated by the I.C.B.C. and the lack of forewarning prior to the expiry of the existing coverage, your officials authorized the City's insurance broker to make changes in the coverage prior to Council approval. These changes are as follows:-

Effective March 1st, 1976, all collision insurance on City vehicles will be terminated with the exception of specific Fire Department and Engineering Department vehicles valued in excess of \$50,000.00.

Fire Department Vehicles:

At present, there are 17 Fire Department vehicles with a value exceeding \$50,000.00. These are expensive emergency vehicles and are particularly exposed to the perils of fire and collision.

For this reason, authorization was given to insure these units against physical damage subject to \$2,500.00 deductible under All Perils Coverage.

Clause #9 continued:

Engineering Department Vehicles:

The Engineering Department operate approximately 86 sanitation packers and side loader trucks with an average value of \$50,000.00 each. Due to the nature of their work, these vehicles have a high frequency of fire damage. It was considered practical to insure these vehicles against physical damage subject to a \$5,000.00 deductible under All Perils coverage primarily because the deductible is waived in the event of fire damage.

In view of the foregoing, we are now in receipt of the documents and correspondence confirming issuance of decals and license plates covering 1,275 vehicles presently operated by the City effective March 1st, 1976.

The premium for this insurance is arrived at as follows:-

Total Premium	\$286,107.00
Total License Fees	2,550.00
Non-owned Auto Policy	294.00
Two Separate Antique Vehicle Policies	82.00
Combined Totals	\$289,033.00

As previously indicated, whereas last year the I.C.B.C. allowed larger fleet operators to defer 40% of their premiums, this year they reduced this to 30%.

The deferred premium applies only to the main fleet premium of \$286,107.00 and would reduce the sum payable to the I.C.B.C. by \$85,832.00, which has resulted in a 'deposit' premium of \$200,205.00 excluding license fees and the other policies which are not subject to the deferred premium calculation."

The City Manager submits the foregoing report of the Director of Finance and the Supervisor of Property & Insurance to Council for INFORMATION.

CONSIDERATION

- 10. Recreation Co-ordinator to work with Vancouver & District Public Housing Tenants Association

The Superintendent of Parks and Recreation reports as follows:

" INTRODUCTION:

In January of 1975, City Council approved funds in the amount of \$3,738.00 to enable the Vancouver and District Public Housing Tenants Association to engage a Recreation Coordinator to assist the residents of public housing to develop recreation programs. The Coordinator was subsequently hired and the contract for his services expired on October 24, 1975.

During the period of the contract, the Coordinator was successful in helping the residents in several areas of the City to develop recreational activities.

This report recommends that the Board of Parks and Recreation acquire the services of a staff person to continue to work with the Vancouver and District Public Housing Tenants Association; as per the following resolution passed by the Board of Parks and Recreation on November 17, 1975.

Clause #10 continued:

'It was moved by Commissioner Livingstone, seconded by Commissioner DuMoulin,

RESOLVED: That \$14,587. be included in the Board's 1976 Supplemental Budget requests for a recreation staff person to work with the Vancouver and District Public Housing Tenants Assoc.

CARRIED.'

Public Housing Recreation Coordinator

During the initial period of this project, January through October, 1975, the recreation worker acted in the capacities of program organizer and resource coordinator. Through his direct organizing ability, and his success at coordinating and using the resources of other community agencies, considerable organizational development and program planning occurred - some examples include -

Champlain Place

Through the efforts of the coordinator, an informal five team softball league was organized. He was also able to acquire a small grant from the South Vancouver Resources Board (\$357.00). A weekend camping trip to Cultus Lake which involved nine families was also organized. Tae Kuan Do and African Dancing programs were also developed.

Culloden Court

A childrens and pre-teen program had been active at Culloden Court. The coordinator was able to expand this program by helping the residents acquire a LIP Grant, which resulted in acquisition of three workers.

Annual Picnic

The Recreation Coordinator was able to acquire donations from various groups to enable the Vancouver and District Public Housing Tenants Association to buy prizes and arrange for entertainment at the annual picnic.

Other Activities

The Recreation Coordinator was instrumental in the organization of a chess tournament involving 30 people, social evenings and a successful bowling league.

1976 Funding Request

The funds allocated for the Vancouver and District Public Housing Tenants Association expired in October 1975. Subsequently, a request was made by the Association to the Board of Parks and Recreation, for continued support. The brief submitted by the Association contained a budget which was in excess of \$300,000. The Board was of the opinion that it was not in a position to support the entire proposal. However, the Board considered it was appropriate to acquire a staff person to continue to assist the Association with their work. The motion referred to above, reflects the Board's position. Funds have been included in the 1976 Supplemental Budget of the Board of Parks and Recreation.

The Association has been encouraged by the Board to seek financial assistance through the Federal Government under the Canada Assistance Plan and through the Provincial Government. The Association has been informed by officials in the Provincial Department of Recreation and Conservation, that any commitment to the program would be held pending information on the support received at the local level.

The proposed Recreation Coordinator will be assigned to the Central Services Section of the Recreation Department, where he will receive staff services and philosophical direction. He will be deployed in consultation with the Vancouver and District Public Tenants Housing Association where he will receive day to day direction regarding need identification and program development.

It is intended that the Recreation Coordinator will spend 45% of his time in direct program leadership, with the remaining time being devoted to organizational development with tenants recreation groups.

Clause #10 continued:

The budget for the Recreation Coordinator, for the period January 1 to December 31, 1976 is -

1. Salaries:		
1 Recreation Coordinator		
\$1,011. a month x 12 months		\$12,132.00
2. Fringe Benefits		
Total fringe benefits at 12%		1,455.00
3. Transportation (car mileage)		1,000.00
		<u>\$14,587.00</u>

RECOMMENDED:

Approve the establishment of a full-time staff person within the Recreation Department; Position subject to classification by the Director of Personnel Services. "

The City Manager submits the foregoing recommendations of the Superintendent of Parks and Recreation for Council's CONSIDERATION.

If Council approves the foregoing report and in the event of senior government funding being received by the Vancouver & District Public Housing Tenants Association, the City Manager suggests that the approval be conditional on the Association assuming the cost of this position.

- 11. Grants in Lieu of Vancouver City, B.C. Assessment Authority, School District, Hospital District, Municipal Finance Authority, and Greater Vancouver Regional District Tax Levies

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessor for the City of Vancouver - B.C. Assessment Authority has either made the properties exempt for 1975 or certified they will be shown as exempt on the 1976 Assessment Roll in accordance with Charter provisions and the Director of Legal Services has confirmed the Charitable organizations qualify for this exemption under Section 396-C (i) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from proof of occupancy or the date of the first building inspection to the dates the properties become exempt, are subject to Council approval.

The requests are presented to Council in two sections:

A. Religious Organizations

- 1. The Church in Vancouver \$1,792.66  
 2255 Quebec St. - Lots A & B & S 70' of 9 & 10/36/200A  
 Church Buildings and parking  
 Occupied and in use - July 28, 1975  
 Grant to cover period from July 28, 1975 to December 31, 1975
- 2. Temple Sholom \$1,580.28  
 4426 West 10th Ave. - Lot 3 of 2 E 180 ft/154/540  
 Synagogue  
 Occupied and in use from April 27, 1975  
 Registered in Society's name May 26, 1975  
 Grant to cover period from May 26, 1975 to December 31, 1975

Manager's Report, March 5, 1976 . . . . . (FINANCE - 14)

Clause #11 continued:

3. Broadway Pentecostal Tabernacle \$7,452.33  
 2677 East Broadway - Lot E/22/sec. 34 N $\frac{1}{2}$  THSL  
 New Church building  
 Occupied and in use from December 1, 1974  
 Date of first building inspection - August 13, 1973  
 Grant to cover period from August 13, 1973 to December 31, 1974
  4. The Salvation Army \$1,779.12  
 3403 East 49th Ave. - Lot 38/1 & 8/339 N $\frac{1}{2}$   
 Salvation Army Citadel  
 Occupied and in use from January 1, 1975  
 Made exempt by B.C. Assessment Authority for 1975  
 Date of first building inspection June 14, 1974  
 Grant to cover period from June 14, 1974 to December 31, 1974
  5. Seicho No Ie Canada \$ 698.92  
 305 East 16th Ave. - Lot 24/98/301  
 Church building  
 Occupied and in use from April 1, 1974  
 Made exempt by B.C. Assessment Authority for 1975  
 Grant to cover period from April 1, 1974 to December 31, 1974
  6. Akali Singh Sikh Society \$ 521.45  
 467 - 471 East 11th Ave. - Lot A/125/264A  
 Addition to temple  
 Occupied and in use from January 1, 1975  
 Grant to cover period from January 1, 1975 to December 31, 1975
- B. Charitable Organizations
1. Mental Patients Association \$ 699.18  
 2805 West 7th Ave. - Lot 1/3/2 & 4/32/192  
 Rehabilitation of former mental patients  
 Occupied and in use from March 24, 1975  
 Grant to cover period from March 24, 1975 to December 31, 1975
  2. Serendipity Playschool \$ 863.45  
 2720 Balaclava St. - Lot 1/78/540  
 Playschool & Day Care Centre  
 Occupied and in use from January 1, 1975  
 Grant to cover period from January 1, 1975 to December 31, 1975
  3. Neighbourhood Services Association of Greater Vancouver \$ 1,387.46  
 1705 Nelson St. - E $\frac{1}{2}$  of Lot 21/58/185  
 Activity Centre for Senior Citizens, children and families  
 Occupied and in use from April 1, 1975  
 Permits issued for alterations - December 6, 1974  
 Grant to cover period from December 6, 1974 to December 31, 1975
  4. Opportunity Rehabilitation Workshop \$ 940.81  
 111 Victoria Drive - Lot C /2/183  
 Expansion of Training Workshop for Vocationally Handicapped  
 Made exempt for 1975 by B.C. Assessment Authority  
 Date of first building inspection - September 9, 1974  
 Grant to cover period from September 9, 1974 to December 31, 1974
  5. Vancouver-Richmond Association for the Mentally Retarded \$ 1,818.3  
 6655 and 6699 Arlington St.  
 Residences for Mentally Retarded  
 Occupied and in use from October 6, 1975  
 Date of first building inspection - January 11, 1975  
 Grant to cover period from January 11, 1975 to December 31, 1975

Cont'd . . .

Manager's Report, March 5, 1976 . . . . . (FINANCE - 15)

Clause #11 continued:

6. Broadway Pentecostal Benevolent Association

\$28,607.09

2633 East Broadway

Senior Citizens Housing

Occupied and in use from July 1975

Date of first building inspection - October 9, 1973

Grant to cover period from October 9, 1973 to December 31, 1975

On November 4, 1975 City Council approved a recommendation of the City Manager not to exempt from property taxes any senior citizen's housing projects which have received Provincial Government funding after March 31, 1974.

The Broadway Pentecostal Benevolent Association has confirmed they have not received funding of any kind from the Provincial Government under the Elderly Citizen's Housing Aid Act and they therefore are not taxable under that provision of the Charter.

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to \$48,141.12 in total are submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION

12. Auto Allowance for City Employees

The Director of Finance reports as follows:

"A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since July 1, 1975, and does not reflect current operating costs especially the significant increase in insurance rates.

The revised schedule is attached to this report as Appendix 1.

It is also recommended that the casual rate (applicable to employees who drive low mileages on an irregular basis) be raised from 17¢ to 22¢ per mile and that the present flat allowance be increased from \$50 to \$65.

The annual increase in cost to the City is estimated at \$67,450. Based on an effective date of March 1, 1976, the 1976 cost would be approximately \$56,200, which will be provided in the 1976 budget.

A copy of the report has been sent to the V.M.R.E.U., Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The International Brotherhood of Electrical Workers, Local 213 and The Registered Nurses Association of B.C., each of which has some members affected.

RECOMMENDED that:

- (1) The revised schedule of auto allowances as per Appendix 1 be approved effective March 1, 1976.
- (2) The casual auto allowance rate be increased from 17¢ to 22¢ per mile effective March 1, 1976 and that the present flat allowance be increased from \$50 to \$65.
- (3) The estimated increase for 1976 amounting to \$56,200 be provided in the 1976 budget.
- (4) The Vancouver Public Library, The Board of Parks and Recreation and the Vancouver Police Board be informed of the action taken by Council, with the recommendation that these Boards follow the same procedure."

The City Manager recommends that the foregoing report of the Director of Finance be approved.

(A copy of the detailed report is on file in the City Clerk's Office.)

FOR COUNCIL ACTION SEE PAGE(S) 366 7

Property Matters

398

RECOMMENDATION1. Property Endowment Fund  
- Transfer of Property

The Director of Finance reports as follows:

"On June 17, 1975 City Council passed the following motion:  
'That a Property Endowment Fund be established based on the Objectives, Revenue Policy, and Structure proposed in the Mayor's memorandum of May 15, 1975 to the Standing Committee on Finance and Administration'.

The Accounting Division and Property Insurance Department have extracted those properties which are not required for civic use and listed them for transfer to the Property Endowment Fund.

The properties for transfer are as follows:

Tax sale properties, at cost:	\$ 298,825
Properties purchased for servicing and resale, at cost:	2,519,320
Capital properties (at assessed values, at December 31, 1974):	
Parks (Champlain Heights area):	1,971,036
(These properties will be transferred back to Capital Properties when the specific lands in Champlain Heights are dedicated to park purposes.)	
False Creek industrial site:	3,385,667
Sundry capital properties:	26,019,127
Block 42, (at option price):	<u>7,000,000</u>
	\$ <u>41,193,975</u>

The tax sale properties to be purchased from the revenue fund for cash, the remaining properties to be contributed to the Property Endowment Fund.

A listing of the properties, by legal description, has been submitted to the City Clerk's office for review by members of Council if they so desire.

The Director of Finance recommends:

Council approve the transfer of the above properties as of January 1, 1975 as well as agreements for sale relating to those properties in the amount of \$436,484.00 to the Property Endowment Fund:

Council approve the purchase by the Land Purchase Fund for future civic use of the remaining tax sale properties in the amount of \$19,077.00 this amount being cost (these properties are held for Park purposes)."

The City Manager RECOMMENDS approval of the recommendations of the director of Finance.

2. Extension of Sale Date - 2 acre Senior  
Citizen Site Langara, Southvan Foundation.

The Supervisor of Property and Insurance reports as follows:

"On May 27th, 1975 City Council approved a number of recommendations with regard to Langara Lands. Specifically two acres for senior citizen housing were to be sold to the Southvan Foundation at a price of \$500,000.00. The date of sale was to be the date of issuance of a development permit or 120 days from May 27th (September 24th), 1975.

Manager's Report, March 5, 1976.....(PROPERTIES - 2)

Clause #2. (Cont'd)

As the subdivision plan, creating the various sites in Langara, was not deposited until the beginning of October a status report on the Langara Lands was submitted to Council October 21st, 1975.

At that time the Southvan Foundation had not completed financial arrangements with the B.C. Government and Central Mortgage and Housing Corporation. Therefore it was recommended that the date of sale be amended to be the date of issuance of a development permit or 120 days from October 21st (February 17th, 1976). Council approved extending this sale date and also approved the sale on City terms of 25% down, and the balance in three equal installments payable at the interest rate of 11%.

C.M.H.C. recently advised our office they have been working with the Southvan Foundation since March, 1974 and are satisfied that the Foundation have the ability to develop their project at a satisfactory per unit sale price and have suggested that preliminary sketch plans be prepared using start-up funds approved in July, 1974. However, C.M.H.C. are unable to make a further commitment at this time and expect it will be May before they can give any firm direction with respect to funding.

Southvan Foundation have been billed with an adjustment date of February 17, 1976 for the 25% down payment and interest will accrue from that date. However, since funds are not available they are requesting an extension of the sale date for a further six months to August 17th, 1976.

With the sale date set at February 17, 1976 Southvan Foundation is required to pay, by that date, 25% downpayment (\$125,000.00), taxes for February 16-December 31, 1976. Interest will accrue at 11% on the outstanding balance from date of sale. However, since C.M.H.C. are unable to make a funding commitment Southvan Foundation are requesting the sale date be extended for a further six months to August 17, 1976 resulting in a savings to the Society of interest and reduced taxes. It is

RECOMMENDED THAT the date of sale of the two acre senior citizen site in Langara be extended from February 17th, 1976 to August 17th, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Establishment for Lane Purposes

The Supervisor of Property and Insurance reports as follows:

"Lot C of 30 to 34, Block 224, D.L. 526, Plan 3559 situated north side of 3rd Avenue between Yew and Arbutus Streets was acquired by tax sale in 1936 and subsequently sold in 1939, with the City retaining the north 2 feet for lane purposes. The north 2 feet have been in use as lane since that time; however it was never formerly established for that purpose.

To correct this situation the City Engineer has requested that we proceed to have this portion of Lot C established as lane at this time and it is therefore:

RECOMMENDED that the north 2 feet of Subdivision C of Lots 30 to 34, Block 224, D.L. 526, Plan 3559 be established as highway and that the formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.



4. Sale of Property

The Supervisor of Property & Insurance reports as follows:-

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public February 23, 1976.

RECOMMENDED that the following offer to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received."

Lot 11 of 9, Block C, D.L. 183, Plans 127 and 417  
Situating North Side Venables between Woodland and  
McLean Streets

<u>Name</u>	<u>Approx. Size</u>	<u>Purchase Price</u>	<u>Terms</u>	<u>Conditions</u>
Giovanni Ambrosetti	33' X 122'	49,000.00	City Terms	Bulkhead Agreement Required

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

5. N/W corner of Prior Street &  
Jackson Avenue.

The Supervisor of Property and Insurance reports as follows:

"A letter has been received addressed to the office of the City Clerk dated February 6th, 1976, from Pastor Annie Girard with respect to a City owned lot at the north/west corner of Prior Street and Jackson Avenue on which she has made an offer to purchase for \$5,000.00. The Supervisor of Property and Insurance has been asked to prepare a report on this matter and the following is submitted for Council information.

The lot in question is Lot A, Subdivision 17 and 18, Block 103, D.L. 196, Plan 197 and was purchased by the City in 1958 for replotting purposes. It is zoned RT-3, measures 50 feet by 66 feet and is a developable site by itself. The abutting property to the north is developed as a church site but is owned by Annie Lluella Girard as an individual.

In March 1974 the owner of the abutting property approached the City with a request to purchase the City's lot. The lot was subsequently released for sale by the Planning Department subject to its consolidation with the privately-owned lot, and a market value of \$25,000.00 was established. At this point the prospective purchaser was advised that the combined site was not of a sufficient size to permit expansion of the existing church facilities and, if this was the intent, an application for a development permit should be made prior to final negotiations.

The prospective purchaser later advised that the intended use for the property was for a lawn or a parking lot and offered the sum of \$1,000.00. As it was apparent at this time that the party was not interested in paying the market value for the City lot, two alternatives were suggested to her which would permit the uses she had indicated, at far less cost.

- (a) As a lawn - a garden permit was suggested at an annual fee of \$11.50.
- (b) As a parking lot - a lease was proposed.

Both alternatives have been rejected.

Clause #5 (Cont'd)

The Supervisor of Property and Insurance recommends against the sale of this site for the sum of \$5,000.00, for the following reasons:

- (a) The acquisition of the City's lot does not provide the abutting owner with a site of sufficient size under the present zoning and development by-law for a church development.
- (b) The sale of the lot at one-fifth of its market value would be to a private individual as the church does not own the abutting lot.
- (c) The uses to which the lot would be put as indicated to this office by the prospective purchaser are either a lawn or a parking site which can be accomplished by
  - (i) a garden permit at \$11.50 per annum
  - (ii) a lease
- (d) The estimated market value of the lot is \$25,000.00 and the disposition of the land for such uses to a private individual at a fraction of its worth is unwarranted."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

DELEGATION REQUEST: Pastor Annie Girard

FOR COUNCIL ACTION SEE PAGE(S) 248

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE & ADMINISTRATION

February 19, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, February 19, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman  
Alderman Bowers  
Alderman Kennedy  
Alderman Sweeney

ABSENT: Alderman Marzari

COMMITTEE  
CLERK: G. Barden

RECOMMENDATION1. City Stage Request for Cultural Grant

The Committee had for consideration a Manager's report dated February 12, 1976 (copy circulated) in which the Director of Social Planning reports on the request of City Stage for a cultural grant of \$11,000 towards operating costs for 1976 and a one-time grant of \$9,000 towards equipment and installation costs.

In December, 1975 the City Stage was forced to vacate its premises at Howe and Dunsmuir Streets because of new development taking place. Following an exhaustive search, they located new premises at 745 Thurlow Street. The City Stage has obtained a lease of these premises for five years with an option to renew. This move will incur a one-time relocation and construction cost of \$50,850 and the City Stage is requesting a one-time grant for the move.

A summary of the City Stage 1976 Budget is as follows:

Revenue:	
Box Office Receipts	\$ 56,000
Other Earnings	2,500
Grants to Theatre	
Operation:	
City of Vancouver	11,000
Province - B.C. Cultural Grant	27,500
Canada Council	<u>40,000</u>
	140,000
Expenses:	
Estimated Leasehold,	\$154,950
Improvements, Equipment	
& Installation Costs	<u>50,850</u>
	<u>205,800</u>
Fund Raising Objective	(65,800)

Clause #1 continued:

The Committee questioned a surplus that the City Stage shows at December 31, 1975 and is not included in their 1976 Budget.

Mr. Ray Michal, Managing Director of City Stage, stated they would like to keep the \$12,000 surplus in reserve to be put towards the \$65,800 if necessary. If it is not necessary, the \$12,000 will be included in their budget next year. Mr. Michal, when questioned as to how they propose to raise the \$65,800, stated they hope to get approximately \$10,000 each from the City, Federal and Provincial Governments. They would like the City to take the initiative as it would make it easier for them when approaching the senior governments. The balance they hope to raise through the private sector.

The Committee expressed concern that it would set a precedent if a cultural grant were approved outside of the cultural grant guidelines as recommended by the Director of Social Planning, and following further discussion it was

RECOMMENDED

- (a) THAT a grant of \$11,000 be made to City Stage for its operating budget;
- (b) THAT a one-time grant of \$9,000 be made to City Stage to be used for equipment and installation for its new theatre location;
- (c) THAT the above two grant amounts be included in the \$275,000 allocation for Cultural Grants as shown in the 1976 Cultural Grant Guidelines.

INFORMATION

2. Discussion of Miscellaneous Points of the City's Assessment and Property Taxation Brief to the Provincial Commission

The Director of Finance is putting together a brief on assessment and property taxation to be presented to the Provincial Commission on Property Assessment and Taxation in March. He discussed the proposed brief with the Committee with a view to receiving guidance on the Committee's views on the following points dealing with exempt properties and how they should be taxed or not taxed:

- A. Provincial Government property
- B. Crown corporations
- C. Municipal property not in use for Civic purposes
- D. charitable organizations
- E. National Harbours Board properties.

The Director of Finance will finalize the brief shortly for approval by the Committee and City Council, taking into account the points raised at today's meeting.

(Alderman Sweeney left at this point in the meeting).

Standing Committee of Council . . . . . 3  
on Finance and Administration  
February 19, 1976

3. Revision of Tax Bill

On October 23, 1975 The Finance Committee requested the Director of Finance to investigate and report on re-design of the tax form to simplify and clarify the bill for tax payers, such as separation of amounts owing each agency, homeowner's grant and penalty-due date, and bonusing for pre-payment. The Director of Finance presented a revised tax form but the Committee felt it should be studied further by a professional designer and a forms manufacturing company.

The Director of Finance agreed to contact the Office of Design in Ottawa and a forms manufacturing company on this matter.

The meeting adjourned at approximately 2:50 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 307

**II**

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

February 19, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 19, 1976, at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

ABSENT: Alderman Bird (Leave of Absence)

CLERK: M. L. Cross

RECOMMENDATION

1. Location of Liquor Stores in the West End.

The Committee considered a report dated February 12, 1976 which the City Manager submitted for Information. (Copy Circulated).

Ms. B. Howard of the Planning Department advised that discussions have been held with officials of the Liquor Administration Branch and Engineering staff concerning the location of liquor stores in the West End with respect to traffic back-ups. Liquor Administration Branch officials indicated that the Robson Street store was being phased out and they were attempting to attract people to the Alberni Street store. Mr. R. G. Gascoyne, Assistant City Engineer, Traffic and Transportation, advised that the traffic situation on Robson at this location was tolerable. There is only one entrance into the liquor store parking lot and if the situation worsens, perhaps two sidewalk crossings; one for ingress and one for egress, would be required.

RECOMMENDED

- A. THAT the Liquor Administration Branch be advised that it is anticipated that the traffic situation on Robson Street will continue to worsen and that they take this into account in their future planning for liquor stores in the West End.
- B. THAT the report of the City Manager dated February 12, 1976 be received.

(Alderman Cowie wished to be recorded as opposed to Recommendation A).

....2....

2. Employment Growth and Location in the City of Vancouver  
 in Relation to the Objectives of the Livable Region Program  
 of the G.V.R.D.

The Committee considered a report dated February 5, 1976 which the City Manager submitted for consideration (copy circulated) and a report dated November, 1975 prepared by the Planning Department entitled "Employment Growth in Vancouver: A Research and Issue Definition Paper for Discussion" (on file in City Clerk's office).

Mr. D. Hayes of the Planning Department advised that the purpose of the recommendations contained in the report is to ensure that local commercial areas and industrial areas are used for such purposes and not for offices. The department is not trying to eliminate local commercial functions or offices related to the industry concerned, but would like to prevent regional offices being constructed in these areas. In the report the Director of Planning recommended:

"1. Instruct the Director of Planning to make application to amend the C-2 district zoning schedule as follows:

Include offices as outright uses only if:

- (i) They have a floor space ratio of 1.20 times or less (equivalent to the outright density permitted in the C-1, local commercial district zoning schedule; AND
- (ii) Contain less than 5,000 sq.ft. of net rentable office space (this would permit employment of up to about 30 people);

It shall be the stated policy of City Council not to permit larger employment generating offices in C-2 areas as conditional uses except in unusual circumstances. Council will only consider applications which are accompanied by special justification by the applicant and a report on the proposal from the Director of Planning.

2. Instruct the Director of Planning to make application to amend the M-1 and M-2 industrial zoning schedules to remove "office building" as a conditional use in such schedules. Offices as an ancillary use to industrial buildings (as already detailed in the zoning schedule will continue to be permitted.

3. Instruct the Director of Planning to:

- (i) Make application to create an M-1B zoning schedule which shall be identical to the current M-1 zoning schedule except that after "office building" as listed as a conditional use, add "to a maximum floor space ratio of 1.2". (The same as the maximum now permitted in C-1 zoned areas and proposed for C-2 areas.)
- (ii) Make application to rezone the areas shown as areas "a" and "b" on the accompanying map (Appendix I) from M-1 to M-1B. These areas include the frontage, to a depth of 150 feet, of Burrard Street, 4th Avenue, Arbutus Street, and 10th Avenue within the currently zoned M-1 area. This will permit small offices in continuation of existing implicit development policy for these areas.
- (iii) Make application to rezone the area shown as area "c" on the accompanying map (Appendix I) from M-1 to C-2. This one and a half block rezoning of the frontage on Arbutus Street recognizes the existing commercial uses, is contiguous with an existing C-2 area on 12th Avenue, and is essentially a rationalization of the zoning in this location.

4. Instruct the Director of Planning to inform all affected property owners of the applications for amending the zoning bylaw as noted in 1, 2, and 3 above, and to arrange appropriately for public information meetings to ensure that the concerns of people affected are discussed and brought to the attention of City Council prior to the Public Hearing/s on these matters."

Clause No. 2 Continued.

There are a number of sites in industrial areas advertised as office building sites based on the fact that conditional uses have been allowed in the past. The Committee felt that this matter should be deferred for clarification of the policy. Mr. Spaxman requested guidance on how to handle development permit applications for conditional use offices in M-1 areas in the interim. The Committee indicated that in the inner area of the City the applications should be turned down. There should also be some consideration given in the future to the preparation of design guidelines for commercial and industrial area.

The City Engineer and Director of Finance also comment on the report prepared by the Planning Department.

After discussion the Committee

RECOMMENDED

- A. THAT the Director of Planning be instructed to make application to amend the C-2 district zoning schedule as follows:

Include offices as outright uses only if:

- (i) They have a floor space ratio of 1.20 times or less (equivalent to the outright density permitted in the C-1, local commercial district zoning schedule; AND
- (ii) They contain less than 5,000 sq.ft. of net rentable office space (this would permit employment of up to about 30 people);

It shall be the stated policy of City Council not to permit larger employment generating offices in C-2 areas as conditional uses except in unusual circumstances. Council will only consider applications which are accompanied by special justification by the applicant and a report on the proposal from the Director of Planning.

- B. THAT the Director of Planning be instructed to inform all affected property owners of the applications for amending the Zoning By-law in A above, and to arrange appropriately for public information meetings to ensure that the concerns of people affected are discussed and brought to the attention of City Council prior to the Public Hearing/s on these matters.
- C. THAT recommendations 2 and 3 contained in the report of the City Manager dated February 5, 1976 be deferred for further consideration and clarification of the policies for industrial areas.



INFORMATION

3. Champlain Heights - Areas E & F (Status Report #2).

The Committee considered a report dated February 18, 1976 (copy circulated) which the City Manager submitted for Information.

In the report the Champlain Heights Interim Project Manager reports that no tenders were received for Enclave 1 but steps are being taken to remedy the lack of response. He noted that with respect to servicing the City Engineer would report as well as the Director of Planning for the housing mix in Areas E & F in view of the probable loss of 400 low cost housing units resulting from the approval of the Marine Drive-Boundary Road bypass.

RESOLVED

THAT the report of the City Manager dated February 18, 1976 be received.

RECOMMENDATION

4. Champlain Heights Areas E & F - Housing Mix.

The Committee considered a report of the City Manager dated February 18, 1976 (copy circulated) in which the Director of Planning reports on the housing mix in areas E & F in view of the probable loss of 400 low cost rental housing units.

With respect to the analysis of the effect of trucking along Marine Drive, a consultant will be required. The City Manager recommended that the matter of retaining a consultant not be approved until additional information is received on terms of reference etc.

Mr. R. Youngberg, Associate Director, Area Planning, advised that it will be possible to stay within the existing overall density, adding 100 units to allow flexibility in terms of the changing socio/economic mix within the total package. The City Engineer could carry on with design of roads and utilities and the registration of the subdivision and the Planning Department could proceed with rezoning. Before the Engineer commences with servicing there should be knowledge of the marketing of the lands and financing. Once servicing starts there will be a pressure of debt charges etc. and the City may be forced to make hasty decisions which might affect the development.

RECOMMENDED

- A. THAT no action be taken with respect to increasing the density of Enclaves 2 to 8 and 12 to 21 inclusive, Areas E & F, and application for rezoning proceed on the basis of the existing proposed numbers of units.
- B. THAT the Planning Department continue with its analysis of alternative land uses below South East Marine Drive.
- C. THAT the matter of retaining a consultant to undertake an analysis of the effect of trucking along Marine Drive be subject to the approval of the City Manager following receipt of additional information on terms of reference, etc.

INFORMATION

5. Champlain Heights - Areas E & F (Engineering Services).

The Committee considered a report dated February 19, 1976 (copy circulated) which was distributed at the meeting. The City Manager submitted the report for Information.

Mr. W. Curtis, City Engineer, advised that to this point in time, the expenditure for design and survey operations is approximately \$35,000 and clearing and access costs will be \$150,000. Funds for this work are available from previous budgets. About June, 1976 costs are expected to accumulate at the rate of \$375,000 per month and in 1977 \$450,000 per month. In 1978 \$1.5 million will be required to complete the streets construction. If phasing or slowing down of servicing occurs, it would cost \$1.5 million per year for inflation.

Mr. P. Leckie, Director of Finance advised that the proposed development costs for Champlain Heights are estimated at \$12.25 million. Financing for \$6.25 million is available with the balance to come from disposition of sites. If the Engineer is instructed to install services, Council should approve the necessary borrowing authority. This should not be done until it is known that some of the land can be marketed.

RESOLVED

THAT the report of the City Manager dated February 19, 1976 be received.

The Meeting adjourned at approximately 5.45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 21

410  
110

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON  
HOUSING AND ENVIRONMENT

February 26, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, February 26, 1976, at 1:30 p.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
Alderman Bird  
Alderman Boyce  
Alderman Cowie  
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meeting of February 5, 1976, were adopted.

HOUSING MATTERS

INFORMATION:

1. Standards of Maintenance By-law

At its meeting on October 30, 1975, the Committee instructed the Directors of Legal Services and Permits and Licenses to report on aspects of the Standards of Maintenance By-law.

A.

The Director of Legal Services, in a Manager's Report dated February 19, 1976, (circulated) reported on the applicability of the By-law which arose from a Charter Amendment in 1974, and he addressed himself to the principle question as to what buildings were covered by the By-law. The amended wording of the relevant section was as follows:

"for fixing standards of fitness for human habitation to which all dwellings, whether single or multiple, shall conform, and for requiring the owners of dwellings to make the same conform....and for providing....that in default....the city may....enter and effect such repairs, renovations or alterations as are necessary to make the dwellings conform....".

Therefore, the question to be resolved was what was meant by the phrase "dwellings, whether single or multiple".

The Director of Legal Services reported as follows:

"When I was appearing before the Private Bills Committee, that Committee was advised that block-busting was the concern that prompted Council to ask for an amendment.

It seems to me that in order to apply the By-law a building must be a dwelling. If there has been total abandonment by the owner with a view to redevelopment to something else, I would doubt that it would apply. If the premises were totally vandalized so that they were quite incapable of being used as below standard accommodation, I doubt that it would apply. It may well be that the section could be interpreted as meaning "occupied habitable accommodation" because the section is concerned with protecting the occupants of dwellings. The very least, I think, would be that the building must be capable of being used for housing, albeit below the standard required. I think a Court would have difficulty supporting an Order where the owner indicates that he wishes to discontinue using it for living accommodation or, to put it another way, I do not believe the section could be used to recreate or create housing accommodation. If this were the case, it would

Cont'd . . .

Report to Council  
Standing Committee of Council  
on Housing and Environment  
February 26, 1976 . . . . . 2

be, in effect, freezing a person's use of his land if it had ever been used for habitable accommodation and is a deprivation of his rights under the Zoning and Development By-law.

In addition, the section is concerned with "repairs, renovations or alterations". This suggests there is something in existence but which is below a prescribed standard. It would not, I think, include massive reconstruction or re-creation.

In the end result, however, the only way to find out what the section covers would be to have a test case."

RESOLVED,

THAT the Manager's Report dated February 19, 1976, be received.

B.

In response to a request from the Chairman the Director of Permits and Licenses, in a Manager's Report dated February 18, 1976, (circulated) submitted a status report on the Standards of Maintenance By-law in which he reviewed the initial history and philosophy, the legal position, and enforcement experience to date.

The Director of Permits and Licenses reported since the By-law was adopted approximately 150 complaints had been received involving untidy yards, wrecked automobiles, poor exterior condition, including gutters, downpipes, porches and stairs and minor complaints about interior conditions. Orders had been issued in all cases. A very high degree of acceptance of the By-law was indicated by the fact that 85% compliance was being experienced on a first notice.

A list of 23 addresses in the downtown core area had been referred to the department in late 1975. Each site had been inspected and some addresses proved to be other than living accommodation, buildings demolished, etc. Two premises were found to be satisfactory and orders were issued on one which is now being processed. The Director of Permits and Licenses advised eleven premises on the list were vacant and had been for varying periods of time (up to a year). Several of these were vacant units above commercial premises. In practically all cases staff had been informed that the owner did not want to continue the use of the building as living accommodation.

To date no orders to rehabilitate vacant premises in accordance with the procedure laid down in the By-law had been issued.

The Director of Permits and Licenses drew attention to the following opinion from the Law Department, which had been obtained in February, 1975:

"In my opinion regardless of what provisions are contained in any Standard of Housing By-law, there is no way in which the City could force an owner to maintain his premises in any fashion permitted as an outright use under the Zoning By-law, and if you attempted to deny a permit for any such outright use, such owner would have no difficulty in obtaining a Writ of Mandamus."

The Director of Legal Services recently advised "that this opinion is still valid, and that an order to an owner to bring up dwellings (whether single or multiple) to standards of fitness for human habitation, as laid down in the Standards of Maintenance By-law, may be made even though the owner may not wish to continue the use. However, the City cannot order or require any owner to use the dwelling for human habitation purposes."

Report to Council  
 Standing Committee of Council  
 on Housing and Environment  
 February 26, 1976 . . . . . 3

RESOLVED,

THAT the Manager's Report dated February 18, 1976, be received.

RECOMMENDATION:

2. Restoration of Essential Services:  
 Lodging House By-law

On October 30, 1975, when discussing the restoration of essential services the Committee instructed the Director of Legal Services to report on appropriate amendments to the Lodging House By-law regarding the restoration of essential services.

In a Manager's Report dated February 19, 1976, the Director of Legal Services advised it was within the power of Council to specify in a by-law what it considers essential services and to require that they not be discontinued during occupancy and, if discontinued, to restore such services within forty-eight hours. Council could also make a violation of such a regulation an offence. However, there was no power to allow Council to instruct anyone to do it should the owner fail to comply.

The Director of Legal Services pointed out in the report: "the Standards of Maintenance By-law has a limitation prohibiting the City from doing ordered work until 60 days' lapse, and this would be the only by-law under which we could proceed. There is no other Charter authority to enable Council to enter on private premises and do work of this nature".

After discussion, it was

RECOMMENDED,

THAT the Director of Legal Services be instructed to seek a Charter Amendment to the Lodging House By-law requiring the restoration of essential services within twenty-four hours.

3. Vacant Premises in Downtown Core Area

City Council on February 10, 1976, approved a recommendation of the Committee that the owners of the following premises be requested to appear before the Committee to show cause why the Committee should not recommend to Council that orders be issued by Council requiring the said owners to renovate their premises under the provisions of the Standards of Maintenance By-law:

331 Main	30 ½ E. Hastings
536 Prior	53 W. Hastings
349 Powell	210 Keefer
420 E. Hastings	207 Union
420 E. Cordova	24 Water
522 Richards	515 W. Pender
525-31 Carrall	876 Granville
445 Gore	172 E. Cordova.

Representations to the Committee were made by the following:

30 ½ E. Hastings Mr. Yuet Keong Tong, owner, stated he had bought the premises five months ago. He rented three businesses on the ground floor - a tailor shop, bakery, and restaurant, and the remainder of the three-storey building was vacant and too costly to renovate as a rooming house. Mr. Tong said he wanted to demolish the building.

536 Prior Mr. David Guy, lawyer for Mrs. Toy See Mow, stated the premises had been a rooming house of the cabin type but had been closed, all services shut off, and his client, an elderly lady in her seventies, was living in a small suite at the front of the premises. She had no financial resources to undertake renovations.

515 W. Pender Mr. Eng, for Fairview Enterprises Ltd. advised the property was one of three comprising half a block planned for redevelopment to 23-storey mixed commercial and residential use. A development permit was being resubmitted as soon as the developers received a report from the Director of Social Planning on public amenity requirements.

210 Keefer Mr. David Eng, for Harry James Agencies Ltd., outlined plans for conversion to office space for this property. He advised a development permit was obtained September 2, 1975, and the project was presently awaiting a structural engineering report.

331 Main Mr. Wong, for Tom & Sons Enterprises Inc., advised his clients had purchased the property in the later part of 1974 on the basis of information from the City that it was zoned commercial. There were no rooms on the second floor at that time, and there are none there now. The ground floor is rented for a restaurant, office, barber shop, and retail store.

420 E. Hastings Wong Ying, owner, speaking through an interpreter, stated she had spent \$30,000 installing a sprinkler system and could not afford a further \$10,000 for the work that remained to be done. Therefore, she had closed the rooms.

876 Granville A representative of M.E.P.C. Canadian Properties Ltd. estimated it would cost \$100,000 to bring the property up to By-law standards. As a result of a fire in September, 1975, the upper floors were damaged and the company was currently awaiting insurance claim settlement. The owners were willing to work with the Committee to see what could be done with the building.

525 Carrall In a letter to the Committee the lawyers for the owners, Lim Sai Hor Dow Mock Benevolent Society, advised that application had been made for a loan under the R.R.A.P. Program but C.M.H.C. reported rehabilitation repairs were too extensive to be feasible. A representative of the Society also addressed the Committee.

349 Powell The Director of Environmental Health advised that the premises were now rented to St. James Workshop.

No representation was made on behalf of the following premises:

- |                |                |
|----------------|----------------|
| 420 E. Cordova | 207 Union      |
| 172 E. Cordova | 522 Richards   |
| 445 Gore       | 53 W. Hastings |
| 24 Water       |                |

Following discussion, the Committee

RECOMMENDED,

- A. THAT City Council approve the issuance of orders requiring the owners of the following properties to renovate their premises within sixty days under the provisions of the Standards of Maintenance By-law:

420 E. Hastings	30 ½ E. Hastings
420 E. Cordova	53 W. Hastings
522 Richards	207 Union
445 Gore	24 Water
172 E. Cordova	

- B. THAT no action under the provisions of the Standards of Maintenance By-law be taken against owners of the following premises:

* 536 Prior	349 Powell
525 Carrall	

It was also

RESOLVED,

THAT the disposition of the following premises be adjourned for reasons stated below:

<u>331 Main</u>	Adjourned to March 11, 1976, pending reports from the Director of Legal Services on By-law provisions and the Director of Planning on special terms of rezoning.
<u>515 W. Pender</u>	Adjourned to March 11, 1976, pending report from Downtown Planning Office on status of proposed development project.
<u>876 Granville</u>	Adjourned to March 11, 1976, pending report from Director of Permits and Licenses on non-conforming use.
<u>210 Keefer</u>	Adjourned for two months pending reports from Directors of Permits and Licenses and Planning. (Alderman Rankin opposed.)

- \* The lawyer for Mrs. Mow agreed to discuss the future of this property with his client and report back to the Director of Environmental Health.

4. Royal Rooms - 237 Main Street

At its meeting on February 10, 1976, City Council approved the Committee's recommendation that the owner and operator of the Royal Rooms be requested to appear before the Committee to show cause why the Committee should not recommend to Council that orders be issued requiring the owners to renovate the premises under the provisions of the Standards of Maintenance By-law.

Mr. Sai Hong Dong, owner, and Mr. Kwok Ton Quon, operator, addressed the Committee, and through interpreters made reference to a dispute involving renewal of the lease. The Director of Environmental Health advised he had been endeavouring to negotiate with the owner and operator for approximately eight months. The premises did not have a current operating permit and while most of the requirements to upgrade had been met, the premises still needed an

Report to Council  
 Standing Committee of Council  
 on Housing and Environment  
 February 26, 1976 . . . . . 6

additional bathing unit, sink, refrigeration facility, improved hot water, and thirty new mattresses.

It was,

RECOMMENDED,

THAT the Standing Committee on Housing and Environment request City Council to approve the issuance of an order requiring the owner of the Royal Rooms, 237 Main Street to renovate his premises within sixty days under the provisions of the Standards of Maintenance By-law.

INFORMATION:

5. Cobalt Hotel, 915-917 Main Street

On February 10, 1976, City Council approved a recommendation of the Committee that the operator of the Cobalt Hotel be requested to appear before the Committee to show cause why the Committee should not recommend to Council that his City license be cancelled for non-compliance with Fire By-law requirements.

Mr. R. White, operator, addressed the Committee and advised that the sprinkler system was almost completed. The plumbing contractor, Mr. Bill Beeman, reviewed the progress of the work and advised the completion date should be March 10, 1976.

After discussion, it was

RESOLVED,

THAT the Chief Fire Warden report to the Committee on March 11, 1976, on the status of the sprinkler system installation at the Cobalt Hotel.

ENVIRONMENT MATTERS

6. Ad-Hoc Professional Committee Re: Downtown Street Tree Planting

Alderman Cowie presented, for the Committee's information, minutes of the February 19, 1976, meeting of the above Committee.

It was,

RESOLVED,

THAT the minutes of the Ad-hoc Professional Committee Re: Downtown Street Tree Planting dated February 19, 1976, be received.

7. Amendments to Sign By-law: Sign Schedules For Recently Rezoned Comprehensive Development Districts

At its meeting on January 6, 1976, Council approved the Committee's recommendation of November 4, 1975, proposing that amendments to the Sign By-law involving sign schedules for recently rezoned comprehensive development districts be referred to the City Planning Commission for report and subsequently to go to a Public Hearing.



Report to Council  
 Standing Committee of Council  
 on Housing and Environment  
 February 26, 1976 . . . . . 7

The Committee had, for consideration, a letter from Vancouver City Planning Commission stating that the Commission had considered the matter at its meeting on January 7, 1976, and recommended approval of the proposed amendments.

It was,

RESOLVED,

THAT the Vancouver City Planning Commission's letter dated January 22, 1976, be received.

#### 8. Removal of Billboards and Roof Signs

Council at its meeting on January 27, 1976, referred to the Committee a letter from the Carpenters Shopmen, Local 1928, dated January 27, 1976, in which reference was made to the removal of billboards and roof signs. The Union requested that, in view of the present economic situation and heavy unemployment, consideration be given to the number of shops placed in jeopardy by Council's policy.

It was,

RESOLVED,

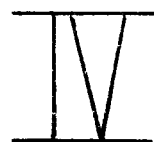
THAT the letter of the Carpenters Shopmen, Local 1928, dated January 27, 1976, be received.

The meeting adjourned at approximately 3:35 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 30-1

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES



FEBRUARY 26, 1976

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 26, 1976, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Boyce  
Alderman Marzari  
Alderman Sweeney  
Alderman Volrich

COMMITTEE CLERK: H. Dickson

The Minutes of the Special Meeting of the Community Services Committee held at 2:00 P.M., Wednesday, 11th February 1976, at Carnegie Library, were adopted.

RECOMMENDATION

1. Hastings-Sunrise/Strathcona Community Recreation Youth Workers

The Committee had before it for consideration a Manager's Report dated 10th February 1976 (copy circulated), in which the Director of Social Planning recommended continuation of recreation programmes in the Strathcona and Hastings-Sunrise areas of the City to the end of 1976 at a total estimated cost for eleven months of \$30,676.00 and casual staff assistance, auto allowance and programme expenses at a cost of \$15,996.00, for a total of \$46,672.00.

Representatives of the Parks Board and the Director of Social Planning appeared before the Committee and urged adoption of the recommendations, stressing there is wide support in the community for the programmes conducted by the two youth workers, Chris Parker and Kevin Tishaw.

The Senior Social Planner emphasized that a break-through has been made on C.A.P. cost-sharing for this programme which will mean the actual cost to the City will be approximately \$25,000.00.

Some concern was expressed by the Committee that the recommendations represent not only a continuation of an existing programme but an expansion and consequent increase in cost. However, it was noted the actual increase in cost to the City will be reduced considerably by the new C.A.P. cost-sharing arrangement.

In response to a question by the Committee, Youth Worker Kevin Tishaw stated he had 118 youths involved in recreation programmes in February and Chris Parker advised she had approximately 150 youths in regular recreation programmes and another 150 handicapped persons in special recreation programmes.

Following discussion, it was

RECOMMENDED

THAT Council

- A. Approve the continuation of the recreation programmes carried out in the Strathcona and Hastings-Sunrise areas of the City to the end of 1976, at a total estimated cost for eleven months of \$30,676.00.

Clause No. 1 Continued

- B. Approve the establishment of two full-time temporary positions, to be classified by the Director of Personnel Services.
- C. Approve casual staff assistance, auto allowance and programme expenses for the two community recreation staff as outlined in the report in the amount of \$15,996.00 in advance of the 1976 Budget on the condition that the Area Recreation Manager has authority to expend these funds in consultation with the community recreation staff.
- D. Request the Director of Recreation Services to evaluate and report back to the Standing Committee of Council on Community Services by November 1976, as to whether this programme should be continued, changed or terminated.

2. Cedar Cottage - Kensington Youth Employment Program

The Committee had before it for consideration a Manager's Report dated 10th February 1976 (copy circulated) in which the Director of Social Planning recommended that Council approve his decision to discontinue funding for the Cedar Cottage - Kensington Youth Employment Program as of 31st December 1975.

A representative of the Social Planning Department appeared before the Committee and reiterated the explanations contained in the report on why the decision had been made to discontinue funding: that the Youth Employment Program staff moved their office out of the area; that a general increase in the unemployment level reduced the effectiveness of the program and that it was unlikely the staff could redirect their efforts to be more effective.

Following discussion, it was

**RECOMMENDED**

THAT Council approve the decision of the Director of Social Planning to discontinue funding for the Cedar Cottage - Kensington Youth Employment Program as of 31st December 1975.

**INFORMATION**3. Night Time Emergency Shelter for Persons With Emotional Problems

The Committee had before it for consideration a Manager's Report dated 9th February 1976 (copy circulated) in which the Director of Social Planning advised that a lease has been negotiated by the Vancouver Resources Board for the use of 51 beds at the Anchor Hotel effective 1st March 1976, bringing to 85 the number of beds available on an emergency basis for persons with emotional problems.

A representative of the Director of Social Planning appeared before the Committee to briefly review the report and pointed out that because of the Resources Board funding, there is no longer any cost to the City in the provision of emergency beds for persons with emotional problems.

Clause No. 3 Continued

Following discussion, it was

RESOLVED

THAT the Manager's Report dated 9th February 1976, on night time emergency shelter for persons with emotional problems be received.

RECOMMENDATION4. 616 Robson Street - License Application

The Committee had before it for consideration a Manager's Report dated 13th February 1976 (copy circulated), in which the Director of Permits & Licenses, in accordance with the following resolution of Council dated 18th November 1975, reported on a restaurant/cabaret license application from Mr. William Murdock for premises at 616 Robson Street:

"THAT the 1975 Restaurant License and Dining Lounge License for the 616 Club be cancelled for 1975;

FURTHER THAT the Director of Permits and Licenses be instructed to not issue any business licenses for operation of these premises as a club or restaurant until he has undertaken a thorough examination of the incorporation of the applicants, ownership of the building and all persons who would be involved in the operation of the club."

The Director of Permits & Licenses appeared before the Committee on this matter and advised that the applicant had been advised some time ago that the previous license holder, Mr. Philip Lloyd, was in no way to be part of an agreement for the premises, yet, in spite of this, the applicant proceeded with an agreement with Mr. P. Lloyd as outlined in the report and that approximately \$40,000.00 had been spent renovating the premises.

The Director advised the Committee that the essence of the report is that Mr. Lloyd is not out of the arrangement for re-opening of the premises.

He pointed out that over \$900.00 in business tax on the premises is outstanding.

The license applicant, Mr. William Murdock, told the Committee the agreement was drawn up by a lawyer and stated Mr. Lloyd will not be involved in the operation of the club except financially. He said he wishes to re-open the premises and that it will not be the same kind of establishment as previously which, he agreed, was an undesirable operation. He advised the Committee the new establishment will be for adults only and that it will not be a gay club.

The Committee noted that it had made a stipulation that Mr. Lloyd was not to be connected with the operation of 616 Robson Street and such is not the case in the present license application of Mr. William Murdock.

The Committee advised Mr. Murdock it might reconsider his application if he can fit the criteria that Mr. Lloyd is not involved; that it would consider the issuance of a license on the condition that Mr. Lloyd completely divest himself, to the satisfaction of the Director of Permits & Licenses, of any interest, directly or indirectly, in premises at 616 Robson Street.

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

THAT the application of Mr. William Murdock for a restaurant/cabaret license for premises at 616 Robson Street be refused in accordance with advice to him from the Director of Permits & Licenses that no license would be issued if Mr. Philip Lloyd was, in any way, connected with the operation.

INFORMATION

5. Tax Buyers

The Community Services Committee, at its meeting of 29th January 1976 resolved

"THAT the Department of Permits & Licenses prepare a report on the operation of income tax and Renter's Resource Grant purchasing companies, such report to include the number and nature of complaints which may have been received by the Better Business Bureau;

FURTHER THAT the Director of Legal Services report on what legal control the City may exercise over such companies;

FURTHER THAT upon receipt of such reports, the Committee recommend that Council make representations to the Provincial and Federal Governments urging immediate action to control the percentage such companies may give their customers in purchasing their income tax returns."

The Committee had before it for consideration a Manager's Report dated 19th February 1976, (copy circulated), in which the Director of Permits & Licenses and the Director of Legal Services reported on the general operation of fourteen licensed tax buyers operating in the City.

With respect to the legal aspects, the Director of Legal Services reported as follows:

"Director of Legal Services advises that these businesses are required to have a business license and normally speaking Council can, by by-law, regulate persons carrying on businesses. Council may also prohibit the carrying on of any business, but only by the unanimous vote of the members present. This transaction is essentially an agreement by the Federal Government to refund the taxpayer's income tax to a third party named by him. It is quite clear that the City could not directly prohibit the Federal Government from honouring such a request; the question is whether it can do so indirectly by endeavouring to regulate the person to whom the monies are to be paid."

Clause No. 5 Continued

In attendance on this matter were the Director of Permits & Licenses, a representative of Imperial Credit Protectors (the tax buying company which was the subject of complaint by the Downtown Eastside Residents' Association) and Mr. Bruce Eriksen of D.E.R.A.

The Chairman suggested the City should attempt to regulate the percentage of income tax return such businesses are permitted to charge for their services with a by-law similar to those which were approved by City Council to regulate the operation of dance halls and rental agencies.

It was noted, however, that customers are not forced or required to do business with tax buying companies and it may be difficult to impose a judgment on what the profit of a business shall be.

Mr. Eriksen pointed out that these businesses may not actually be providing a service but are merely buying something.

It was also noted in the report that the Provincial Minister of Consumer Services has indicated his legal advisers suggest there is a constitutional question over the Provinces' (and therefore the Municipalities') powers to enact legislation in this area.

The Committee noted that the City did pass laws governing the carrying of knives and begging on streets over which there was some doubt as to the City's power to enact such laws. But these laws did prove effective.

Following discussion, it was

**RESOLVED**

THAT the Director of Legal Services be requested to prepare a regulatory by-law which fixes the percentage of income tax return that income tax buying companies should be permitted to charge their customers.

(It was agreed the Committee would not set the percentage at this time but that the Director of Legal Services should suggest a percentage fee for further discussion with the Committee.)

**6. Neighbourhood Pub Application - 3728 Clark Drive**

The Committee had before it for consideration a memo dated 16th February 1976 from the Director of Permits & Licenses, accompanied by an Amenity Report and an application from Dr. Michael Balshin (copy circulated) to operate a neighbourhood pub at 3728 Clark Drive.

Also before the Committee was the following memo dated 17th February 1976, from the City Clerk, Mr. D. H. Little:

" I regret to advise that the resources of the Elections and Voters' List Division of the City Clerk's Office are unable to assume the responsibility for the conduct of any further new petition-plebiscite pub votes until after the coming general election in November 1976."

Clause No. 6 Continued

" An example of the important work ahead of our Elections and Voters' List Division, which only has two fully trained staff members and a support staff of two other persons, is indicated as follows:

- Conversion of the Voters' List to a new computer system ( a large and significant programme);
- Preparation for and conduct of Voters' List canvass for the general election;
- Preparation of the Voters' List including required registration arrangements and Court of Revision;
- Preparation for the General Civic Elections in November;
- Re-arrangements of boundaries of certain polling districts, particularly in the West End;
- General day-by-day duties in maintaining the Voters' List due to current changes which take place through the Court House. "

The Deputy City Clerk, Mr. R. Henry, appeared before the Committee on this matter, emphasized the City Clerk's memo and reminded the Committee the Voters List staff is presently involved in conducting two neighbourhood pub petition plebiscites, as well as doing the annual canvass in preparation for the November 1976 civic election.

The Committee was advised a pub vote takes approximately ten weeks to conduct and costs the applicant \$2000.00 - \$3000.00.

The Supervisor of Elections advised further that it is extremely difficult to enumerate both for the civic election and neighbourhood pub plebiscite votes at the same time without confusing the public as there are different qualifications for each.

A representative of the Director of Permits & Licenses advised the Committee his Department was not aware at the time Dr. Michael Balshin made his application that the City Clerk's office was unable to conduct any further petition-plebiscite votes this year.

Following discussion, it was

**RESOLVED**

THAT the City Clerk be requested to report on the feasibility of obtaining assistance from private sources to conduct a petition-plebiscite vote on the application of Dr. Michael Balshin for a neighbourhood pub, such report to include the feasibility of utilizing assistance from private sources for any other plebiscites which may be required.

7. Church of Scientology's Task Force on Alcoholism

Vancouver City Council, at its meeting on 27th January 1976, when dealing with the attached letter dated 2nd January 1976, from the Church of Scientology's Ministry of Social Reform, passed the following motion:

"THAT the Church of Scientology's Task Force on Alcoholism be given an opportunity of being heard as a delegation before the Standing Committee on Community Services."

Representatives of the Church of Scientology's Task Force on Alcoholism appeared before the Committee and presented a brief (copy of which is on file in the City Clerk's Office) which urged the City to take the initiative in providing rehabilitation facilities for Vancouver alcoholics and pledging assistance in urging more treatment centres be established within Vancouver City.

The Chairman reminded the Committee that the City, a few years ago, did make available a site near China Creek Park for a 40-bed alcoholism treatment centre but it was not constructed by the Provincial Department of Public Works.

Committee Member Alderman H. Boyce advised that the Metropolitan Board of Health will be requesting the Provincial Government to expedite the establishment of a facility at China Creek Park and stated she would take the Church of Scientology's brief along as part of the Board of Health's presentation to the Provincial Government.

Following discussion, it was

RESOLVED

THAT the submission of the Church of Scientology's Task Force on Alcoholism be received.

8. Willingdon School as a Juvenile Detention Home

Alderman H. Boyce raised the matter of the Provincial Government's plans to establish a new juvenile detention home at Willingdon School in Burnaby which Council, at its meeting on 24th February 1976, endorsed.

Council also appointed the Community Services Committee to meet with the Attorney-General to present the concerns of the Family Court Committee on the juvenile detention home.

Following discussion, it was

RESOLVED

THAT the Committee reiterate its belief that the entire Willingdon School building should be utilized as a juvenile detention and treatment home and that the Committee endeavour to meet with the Provincial Government's Human Services Committee on this matter at the earliest convenience.

The meeting adjourned at approximately 5:15 P.M.



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

February 26, 1976

424  
124

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 26, 1976 at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt (Item 4 Only)  
Alderman Kennedy

CLERK: M. L. Cross

INFORMATION

1. Development Permit Application No. 72631 CBA Messenger and Parcel Service Ltd. 650 Denman Street.

The Committee considered a report dated February 12, 1976 (on file in City Clerk's Office) which the City Manager submitted for Information.

In the report the Director of Planning advised that CBA Messenger and Parcel Service Limited have applied for a development permit to use the premises for 'warehouse and office'. They have been on the site for four years without a development permit. The permit is being processed for approval for a limited period of one year expiring on February 28, 1977 subject to upgrading of the parking area.

RESOLVED

THAT the report of the City Manager dated February 12, 1976 be received.

2. Status of Developments in the Thunderbird Neighbourhood.

The Committee considered a report dated February 12, 1976 (on file in City Clerk's Office) which the City Manager submitted for Information. In the report the Director of Planning advises on the status of the sale of the following sites:

- (a) 1.5 Acres to St. Margaret's Church for a Church and Day-Care Facility -

The Church officially declined the offer to purchase - Planning Department exploring alternative uses for site - held in abeyance.

- (b) 2 Acres to the Confratellanza Italo-Canadese for a Community Centre -

Society made payment on January 29, 1976 - Society advised they must submit plans and complete applications for development permit and rezoning.

- (c) 5 Acres to General Distributors for a Warehouse -

General Distributors no longer interested in purchasing the site. On November 4, 1976 the City advertised for tenders on this site. The site was awarded to Community Builders and a concept will be forthcoming at the end of February.

Clause No. 2 Continued.

(d) 1.8 Acres to the Parks Board -

Concept plan produced; final drawings and implementation held up due to lack of funding. Funding now available and work proceeding.

RESOLVED

THAT the report of the City Manager dated February 12, 1976 be received.

RECOMMENDATION

3. Kitsilano Point Zoning.

The Committee considered a report of the City Manager dated February 18, 1976 (copy circulated) in which the Director of Planning sets out in summary form the changes proposed to the existing District Schedules in the Kitsilano Point Area and reports on the proposed District Schedules RT-2A, RM-3A1 and C-2B.

Ms. J. Hlavach advised that the floor space ratio for outright uses in the proposed RT-2A zone should be changed to .75 to conform with the floor space ratio allowed for conditional uses.

RECOMMENDED

- A. THAT the floor space ratio for outright uses in the proposed RT-2A zone be amended to read .75 rather than .6.
- B. THAT the Director of Planning be instructed to apply to rezone the area of Kitsilano Point to the proposed District Schedules outlined on Appendix C of the report of the City Manager dated February 18, 1976.
- C. THAT the Director of Planning report back in a year the results of the new zoning for the Kitsilano Point Area.

INFORMATION

4. Proposed Commercial Development South Side of Franklin Street between Penticton and Kamloops Streets.

The Committee considered a letter dated February 18, 1976 addressed to the Chairman from Mr. P. Donaghey, President of the Hastings Chamber of Commerce (copy circulated).

Present for the discussion were Mr. & Mrs. J. Funaro, Developer; Mr. J. Handja, Architect; Mr. P. Defonso, Businessman and Mr. P. Donaghey.

Mr. A. Floyd, Group Leader, Development Permit Group of the Planning Department, advised that an official application to rezone the site has not been made. The site is presently utilized as the Hastings Street collective parking lot which contains space for 165 cars.

Clause No. 4 Continued.

The lot is paid for by owners of commercial property on Hastings Street under a local improvement levy. Mr. Floyd, with the aid of perspective and elevational drawings, indicated that the three-storey development would contain 75,000 sq.ft. of commercial space i.e. 26,000 sq.ft. of shopping mall, 26,000 sq.ft. of offices and 23,000 sq.ft. of supermarket. Three level parking, with a fourth level on the roof, for 365 cars would be provided. He advised that the Planning Department reviewed the drawings submitted and is of the opinion that the design, mass, and concept of the development do not relate to the residential community. Mr. Spaxman, Director of Planning, stated that the Department would give further consideration to a sensitively designed, scaled down conversion of a supermarket proposal provided it related to the commercially zoned Hastings Street frontage and provided the provision of landscaping and off street parking was compatible with the adjacent residential areas.

Mr. Funaro had a petition containing numerous signatures indicating that people in the area wanted a supermarket but it was not ascertained whether the petition notified people that the development was of the scale proposed. Mrs. Funaro advised that the people on Franklin Street had been shown a copy of the perspective drawing, and were impressed.

Mr. Spaxman stated that if the developers were convinced they had the support of the businessmen and residents of the area they should apply for rezoning, submit drawings and the Department would proceed in the normal way through Council and then to Public Hearing.

After considerable discussion, the Committee

RESOLVED

THAT the Committee feels the proposed development is too massive and an inappropriate design for a residential community but that a supermarket proposal is desirable and the developers should consider scaling down the development and getting the consensus of all firms who have contributed in the payment of the collective parking lot, as well as that of the residents in the area, to any proposed development.

The Meeting adjourned at approximately 4.35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 572